



South  
Cambridgeshire  
District Council



# Greater Cambridge Housing Trajectory and Five Year Housing Land Supply

## Statement of Consultation

1 November 2019





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# Notes

The Councils have prepared this document so that it is compliant with the website accessibility requirements where possible; however some sections of this document as published, such as the modifications to be made and Appendix 2 (prepared by a planning agent), are not website accessibility compliant. If you would like any sections of this document to be made accessible, please contact the Planning Policy, Strategy and Economy Team by email: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk) or phone: 01954 713183.

# 1. Introduction

- 1.1. This Statement of Consultation sets out how Cambridge City Council and South Cambridgeshire District Council have engaged with developers, landowners, housebuilders, and agents for each of the sites included in the housing trajectory, and undertaken wider public consultation, in the preparation of the Greater Cambridge housing trajectory and five year housing land supply calculations.
- 1.2. The National Planning Policy Framework (NPPF, published in February 2019, paragraph 74) and national planning practice guidance (NPPG<sup>1</sup>, updated in July 2019) require as part of the Annual Position Statement process that the local planning authority should carry out engagement with stakeholders, developers and others who have an impact on delivery to ensure the robustness of the assessment of the deliverability of the sites.
- 1.3. Although the Councils have not prepared an Annual Position Statement, the Councils have sought to apply all the requirements and expectations for the preparation of an Annual Position Statement as set out in the NPPG<sup>2</sup> to their Greater Cambridge housing trajectory and five year housing land supply calculations. This includes engaging with landowners, developers and agents, and undertaking wider public consultation.

## 2. Engagement undertaken in the Preparation of the Greater Cambridge Housing Trajectory

- 2.1. The Councils have engaged developers, landowners, housebuilders and agents in the preparation of the Greater Cambridge housing trajectory. For all allocations in the Councils' adopted Local Plans and Area Action Plans, and all developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees, a letter and questionnaire was sent to the housebuilder, developer, landowner or agent for the site. The questionnaire asked them: to provide details on whether the site is deliverable in terms of its availability, suitability and achievability; their expected delivery timetable for the site; and also to tell us the reasons for any actual or possible future delays in delivery.
- 2.2. The Councils have used the information provided by the housebuilders, agents, developers and landowners, alongside other sources of information, to assess the deliverability and / or developability of each of the sites in the housing trajectory, and inform the delivery timetable and build out rates for each site.

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<sup>1</sup> Paragraph: 012 Reference ID: 68-012-20190722, Paragraph: 015 Reference ID: 68-015-20190722 and Paragraph: 016 Reference ID: 68-016-20190722

<sup>2</sup> Paragraph: 014 Reference ID: 68-014-20190722, Paragraph: 015 Reference ID: 68-015-20190722 and Paragraph: 016 Reference ID: 68-016-20190722

### 3. Public Consultation on the Greater Cambridge Housing Trajectory

- 3.1. Public consultation was undertaken on the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document and Annex for a period of 4 weeks from 9am on 16 September to 5pm on 14 October 2019. Public consultation was undertaken in accordance with the Greater Cambridge Statement of Community Involvement (adopted in summer 2019).
- 3.2. The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document and Annex was made available on the Councils' websites: [Cambridge City Council's website](#) and [South Cambridgeshire District Council's website](#).
- 3.3. An email or letter to notify of the consultation was sent to:
  - all specific and general consultees (as set out in Appendix 1);
  - all councillors for Cambridge City Council or South Cambridgeshire District Council;
  - all Parish Councils in South Cambridgeshire;
  - landowners, developers, agents or housebuilders for each of the sites of 10 or more dwellings included in the housing trajectory (as set out in Appendix 1); and
  - anyone that has opted in to being notified of the Greater Cambridge housing trajectory and five year housing land supply calculations (as set out in Appendix 1).
- 3.4. Comments could be made: online using the Councils' [consultation system](#); or by completing the response form and either emailing it to [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk) or posting it to Greater Cambridge Shared Planning Policy Team, c/o South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA.

### 4. Issues Raised during the Public Consultation

- 4.1. Through the public consultation, 205 representations were received, of which 5 were in support (2.4%), 117 were objecting (57.1%), and 83 had comments (40.5%). The representations were made by 25 respondents. All the representations can be read in full using the Councils' [consultation system](#).
- 4.2. The main issues raised include:
  - the definition of deliverable and what constitutes clear evidence for a site can be considered as deliverable;
  - the claimed marginality of the Councils' five year housing land supply and the reasons for the reduction compared to previous calculations;
  - what sites can be included in the five year supply calculations and whether sites can be introduced after the base date for the five year period;
  - the methodology to be used for calculating the five year housing land supply;
  - the deliverability of 36 specific sites;
  - the approach used to develop typical assumptions for lead-in times and build out rates; the approach used to develop lapse rates; and

- the forecast housing delivery from the windfall allowance.
- 4.3. Alongside the representations received during the public consultation on the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document and Annex (September 2019), the Councils are aware of comments on their housing trajectory and five year housing land supply calculations made by Bidwells (on behalf of Countryside Properties) and RPS (on behalf of Abbey Properties Cambridgeshire Limited) submitted as part of their statements of case for two planning appeals in Melbourn and Over. Bidwells submitted the same comments through the public consultation, and therefore their comments have been registered as representations. Abbey Properties Cambridgeshire Limited only submitted a summarised version of their comments through the public consultation, and therefore the Councils have also considered in this Statement of Consultation the detailed comments made on their behalf by RPS in their statement of case for the appeal in Over. The relevant extracts of RPS's statement of case that relate to the Greater Cambridge housing trajectory and five year housing land supply calculations are included as Appendix 2 of this Statement of Consultation.
- 4.4. The following sections provide a summary of representations received, the Councils' assessment of the issues raised, and where necessary any modifications to the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex. The Councils have also identified in the following sections any factual updates that have been made to the Main Document and / or Annex.
- 4.5. Within the Modifications sections below, new text is shown in **bold** and deleted text is shown as ~~strikethrough~~.

## Document and Document Section

Main Document

Contents, Notes & Executive Summary

## Representations Received

Support: 2    Object: 5    Comment: 5

Total: 12

## Main Issues Raised in Representations

### Support:

- Cambridgeshire Constabulary – read all the documentation and have no further comments but happy to support this consultation. [representation 68369]
- Rapleys (on behalf of Mactaggart and Mickel) – welcome the opportunity to comment prior to the final version being published. Such an approach is consistent with Government expectations. [representation 68412]

### Object:

- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Endurance Estates Limited, Bloor Homes Eastern and Laragh House Developments Limited) – Housing Delivery Test Action Plan: it is considered that the Action Plan is not in accordance with

the requirements of national planning policy and guidance. The published Action Plan focusses solely on the case for considering the Housing Delivery Test jointly and this position is not considered to be supported by guidance. [representations 68489, 68503, 68516, 68530 and 68545]

**Comment:**

- Has been trying for years to draw attention to the lack of housing for seniors. Would like to downsize but have no where to go. Wants to be located in walking distance to services and facilities. Marshalls development should include bungalows for seniors. [representation 68371]
- Sport England – all significant allocations will need to make provision for sport and physical activity. [representation 68388]
- Middle Level Commissioners – it must be understood that whilst a planning application may be acceptable it also needs to be appropriate to other parties if the development is to be delivered and developed with the minimum of delay yet maximising our respective limited resources. Decision makers need to be held more accountable for their involvement in the water level management, surface water disposal and flood risk elements of a development. [representation 68403]
- Rapleys (on behalf of Mactaggart and Mickel) – would welcome the opportunity to engage in the preparation of the action plan as the effect of the significant under supply in new homes in the period up to 2018 should not be overlooked. [representation 68416]
- Historic England – we have no particular comments in respect of the calculations at this stage and have not checked each site. It will be important that any allocations in your emerging Local Plan are appropriately assessed in terms of the potential impact on the historic environment. [representation 68389]

## **Councils' Assessment**

### **New Greater Cambridge Local Plan**

The provision of facilities for sports and physical activities, the provision of homes for older people, and the assessment of the potential impact on the historic environment of new allocations will need to be considered through the process of preparing planning policies and site allocations for the new Greater Cambridge Local Plan. The Greater Cambridge housing trajectory sets out anticipated housing delivery from all the allocations in the adopted Local Plans and Area Action Plans, all developments with extant planning permission, and all developments of 10 dwellings or more (net) with a resolution to grant planning permission from the Councils planning committees, and therefore the opportunity to influence what is provided on the site or how an allocation has been assessed has passed. Comments on the Councils' approach to the provision of facilities for sports and physical activities and the provision of homes for older people should be submitted through the consultation on issues and options for the Greater Cambridge Local Plan. The Councils agree that the historic environment should be appropriately taken into account when considering potential Local Plan site allocations.

### **Housing Delivery Test Action Plan**

South Cambridgeshire District Council has prepared an Action Plan, as required by national planning policy and guidance, due to its Housing Delivery Test result being less than 95%.

The Action Plan has been prepared in line with national planning policy and guidance. The Action Plan assesses the causes of under delivery and identifies actions to increase delivery in future years. National planning practice guidance suggests what Councils may wish to include when analysing under delivery and actions that Councils could include to boost delivery.

The [Housing Delivery Test Action Plan for South Cambridgeshire](#) explains that the under delivery in South Cambridgeshire is a result of the development strategy for Greater Cambridge (which comprises of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council), and the phasing of delivery of the allocations, particularly the edge of Cambridge sites that are building out from the edge of the existing built up area. The Action Plan identifies the actions to increase delivery in future years such as the preparation of a joint Local Plan, the setting up of a shared planning service, the implementation of the Greater Cambridge Housing Strategy 2019-2023, and the agreement of a Statement of Common Ground between the two local planning authorities for the Housing Delivery Test to be considered jointly. Stakeholders have been and will be consulted and invited to be involved in taking forward these actions.

National planning practice guidance states that the decision on whether to consult on the Action Plan rests with the local planning authority, but that local planning authorities should involve relevant stakeholders in its preparation. Although the Councils have not specifically undertaken consultation on the Action Plan, stakeholders have been engaged in the preparation of the housing trajectory and consulted on the housing trajectory. Through the preparation of the housing trajectory, developers, housebuilders and agents have been asked to identify constraints, and market or cost factors that have delayed or could delay the delivery of new homes, and these are summarised in paragraph 48 of the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019). Some of these factors are outside the control of the Councils such as market conditions and Brexit, however the actions identified in the Action Plan such as the setting up of a shared planning service to improve service performance and increase service resilience should overcome the potential delays identified by housebuilders, developers, agents and landowners in relation to the responsibilities of the planning service. Therefore although the Councils have not directly engaged with stakeholders on the Action Plan, the Councils have engaged with stakeholders on the housing trajectory in such a way that it has informed the preparation of the Action Plan.

The Councils do not have a joint plan, however, the Inspectors examining the Cambridge and South Cambridgeshire Local Plans concluded that even though a joint plan had not been prepared the two Local Plans were both based on the same sustainable development strategy, and the expected delivery of new homes in Greater Cambridge reflected this strategy. The Inspectors therefore concluded that the use of a joint housing trajectory was a reasonable approach even without the Councils having a joint plan, having regard to the national planning policy context that anticipated that a joint approach would be delivered through a joint plan, and given the particular strategy for Greater Cambridge.

The adopted Local Plans do not specifically mention the Housing Delivery Test due to it only being formally being introduced in July 2018. However, they say that “the housing trajectories for Cambridge and South Cambridgeshire, ..., will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land

supply". The Local Plans therefore set a policy position for a joint approach to considering the phasing of housing delivery in the round, and not only in terms of five year housing land supply.

The Greater Cambridge housing trajectory sets out predicted completions anticipated within the next five years, and over the remainder of the plan period. The housing trajectory also records actual housing completions delivered since the start of the plan period. The housing trajectory therefore demonstrates how the Councils will deliver their housing requirements over the plan period, and shows that delivery is reflecting the development strategy. Development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery.

The Housing Delivery Test relates to the phasing of housing delivery against the Local Plan requirements, and therefore it is reasonable and logical to consider that it is covered by the conclusions reached by the Local Plan Inspectors and the wording included in the adopted Local Plans.

The published Housing Delivery Test Rule Book takes a similar approach to the national planning policy and guidance referred to by the Local Plan Inspectors in relation to considering a joint five year housing land supply. The Local Plan Inspectors concluded it was reasonable to consider five year housing land supply jointly having regard to this national policy context and the particular circumstances of the joint development strategy for Greater Cambridge. The Councils take the view that it is rational and necessary to reach the same conclusions for the Housing Delivery Test, having regard to all the circumstances. Indeed it would be perverse for there to be a different conclusion for the Housing Delivery Test than for five year housing land supply as both relate to the phasing of housing delivery and both are informed by the joint development strategy.

## **Flood Risk and Surface Water Drainage**

The Councils adopted Local Plans include planning policies for considering flood risk, surface water drainage and sustainable drainage systems. These planning policies are supported by the adopted Cambridgeshire Flood and Water Supplementary Planning Documents. The local planning policies are considered along with national planning policy when determining planning applications, and as part of the planning application process the Councils consult the relevant flood risk and water management authorities. Conditions are attached to planning permissions, where necessary, to secure the necessary management of flood risk and / or surface water.

## **Conclusions**

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

However, there are factual updates that need to be made to the Contents, Notes and Executive Summary sections of the draft Main Document and the Notes section of the draft Annex.

The Notes sections of both the draft Main Document and draft Annex set out that the housing completions figures for 2018-2019 and the housing commitments figures at 31 March 2019 that were included in the draft Main Document and draft Annex were based on draft data. The data has now been finalised and therefore these paragraphs should be deleted.

Within the Executive Summary section of the draft Main Document, paragraph iii sets out the date from which the information in the document applies to decisions made and the box below paragraph iii sets out how to make comments during the consultation. Paragraph iii needs to be updated to reflect the date of the publication of the final document. The majority of the box below paragraph iii needs to be removed, however the final sentence providing links to the Councils' websites where the documents can be viewed should be retained and moved to the Notes section.

## Modifications

Delete the following wording from the Notes section in both the Main Document and Annex:

~~The housing completions figures for 1 April 2018 to 31 March 2019 and housing commitments figures at 31 March 2019 for Cambridge and South Cambridgeshire published in this document are based on draft data from the annual survey undertaken in March to May 2019. Final housing completions and commitments data will be published in the final version of this document, however any changes from the draft data are expected to be minimal.~~

Amend paragraph iii of the Executive Summary of the Main Document to read:

On the basis of the five year supply calculations in this document and from the date of this document (~~16 September 2019~~ **1 November 2019**), for the purposes of making decisions on planning applications paragraph 11(d) of the NPPF (published in February 2019) does not apply to Cambridge or South Cambridgeshire.

Delete the box below paragraph iii of the Executive Summary of the Main Document:

### **Have Your Say!**

~~Consultation is for 4 weeks and runs from 9am on Monday 16 September to 5pm on Monday 14 October 2019.~~

~~Comments can be made on this document and its supporting Annex:~~

- ~~• using our [online consultation system](#); or~~
- ~~• by completing the consultation response form and either emailing it to us at [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk) or posting to us at Greater Cambridge Shared Planning Service, c/o South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA.~~

~~This document and its accompanying Annex are available to view on [Cambridge City Council's website](#) and [South Cambridgeshire District Council's website](#).~~

Add the following sentence to the end of the Notes section of the Main Document:

This document and its accompanying Annex are available to view on [Cambridge City Council's website](#) and [South Cambridgeshire District Council's website](#).

## Document and Document Section

Main Document

1. Introduction

## Representations Received

Support: 0    Object: 0    Comment: 1

Total: 1

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- Savills (on behalf of Pigeon Land) – the five year supply period is 1 April 2019 (the base date) to 31 March 2024. The figures in the document will require updating as of 1 April 2020 and therefore this document should only be used until then. [representation 68452]

## Councils' Assessment

### Use of the document for planning decisions

The Councils' recognise that the five year housing land supply calculations for 2019-2024 should only be used until 31 March 2020, and that an update will need to be published by 1 April 2020 that sets out the five year housing land supply calculations for the 2020-2025 five year period.

### Conclusions

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

However, there are factual updates to this section that need to be made.

Paragraphs 6-10 need to be updated to take account of the consultation having been undertaken and the Councils' five year housing land supply no longer being established in a recently adopted Local Plan.

## Modifications

Amend paragraph 6 of the Main Document to read:

Cambridge City Council (CCC) and South Cambridgeshire District Council (SCDC) considered that the Inspectors' conclusions on the Councils' five year housing land supply as set out in the Inspectors Reports on the Local Plans, and

the inclusion within the adopted Local Plans of statements on five year housing land supply, ~~satisfy~~**satisfied** the requirements set out in the NPPF (published in February 2019, paragraph 74) and the NPPG<sup>1</sup> (updated in July 2019) for their five year housing land supply to be established in a recently adopted Local Plan.

Amend paragraph 7 of the Main Document to read:

The NPPF (published in February 2019, footnote 38, paragraph 73) sets out that a Local Plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October the following year. The two Councils ~~have~~ therefore established their five year housing land supply until 31 October 2019 through the ~~recent~~ adoption of the Cambridge Local Plan 2018 (adopted in October 2018) and South Cambridgeshire Local Plan 2018 (adopted in September 2018).

Amend paragraph 8 of the Main Document to read:

~~Ahead of~~**On** 1 November 2019 ~~when~~ the Councils five year supply will no longer be established in the recently adopted Local Plans, **therefore** the Councils have reviewed and updated the Greater Cambridge housing trajectory and their five year supply calculations, and the Councils' new Greater Cambridge housing trajectory and five year supply calculations are set out in this document.

Split paragraph 9 of the Main Document into two paragraphs, and amend to read:

The Councils have prepared the Greater Cambridge housing trajectory and five year supply calculations based on the guidance set out in the NPPF (published in February 2019) and NPPG (updated in July 2019) for housing trajectories, five year supply calculations and Annual Position Statements, including by subjecting this document to public consultation with stakeholders, developers and others. **Public consultation was undertaken between 16 September and 14 October 2019. The Statement of Consultation (October 2019), which is available to view on [Cambridge City Council's website](#) and [South Cambridgeshire District Council's website](#), provides a summary of the representations received during the consultation, the Councils' assessment of the issues raised, and identifies any modifications to the Greater Cambridge housing trajectory and five year housing land supply calculations.**

Although this is not an Annual Position Statement, the Councils have sought to apply all the requirements and expectations for the preparation of an Annual Position Statement as set out in the NPPG<sup>2</sup>, including engaging with landowners, developers and agents, and undertaking wider public consultation.

Amend paragraph 10 of the Main Document to read:

~~As this document is not an Annual Position Statement, and therefore public consultation is not required by national planning policy and guidance, the Councils consider that~~**The five year housing land supply for 2019-2024 (as set out in this document) should be used when making planning decisions from the**

date of publication of this draft document (~~16 September 2019~~ **1 November 2019**).

## Document and Document Section

Main Document

2. Housing Requirements and Housing Completions

## Representations Received

Support: 0    Object: 0    Comment: 0

Total: 0

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- no representations

## Councils' Assessment

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

However, there are factual updates to this section that need to be made.

As set out in the Notes section of the draft Main Document the housing completions figures for 2018-2019 and the housing commitments figures at 31 March 2019 that were included in the draft Main Document were based on draft data. The data has now been finalised and therefore Figure 1 needs to be updated to show the finalised data.

## Modifications

Amend Figure 1 of the Main Document to read:

	Market (M) or Affordable (A)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Greater Cambridge	M	820	903	1,381	1,062	1,146	1,160	1,002	1,334
	A	228	125	572	526	429	574	847	686

	<b>Total</b>	<b>1,048</b>	<b>1,028</b>	<b>1,953</b>	<b>1,588</b>	<b>1,575</b>	<b>1,734</b>	<b>1,849</b>	<b>2,020</b>
Cambridge	M	295	417	900	523	596	725	445	523
	A	60	56	422	197	300	458	667	345
	<b>Total</b>	<b>355</b>	<b>473</b>	<b>1,322</b>	<b>720</b>	<b>896</b>	<b>1,183</b>	<b>1,112</b>	<b>868</b>
South Cambridgeshire	M	525	486	481	539	550	435	557	811
	A	168	69	150	329	129	116	180	341
	<b>Total</b>	<b>693</b>	<b>555</b>	<b>631</b>	<b>868</b>	<b>679</b>	<b>551</b>	<b>737</b>	<b>1,152</b>

## Document and Document Section

Main Document

3. Approach to Preparing the Greater Cambridge Housing Trajectory and Five Year Supply

## Representations Received

Support: 0    Object: 0    Comment: 20

Total: 20

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- Fen Ditton Parish Council – how are the sub-division of large houses into flats without demolition or building of extensions considered, and are these captured within the historic data given for numbers of new homes? How is the past and future change in commuting patterns from Greater Cambridge dealt with in the demand forecast? [representation 68376]
- Foxton Parish Council – why was more effort not made to pursue the 52 outstanding questionnaires and does this explain why the five year housing land supply figure has reduced? What other explanations are there? [representation 68382]
- Rapleys (on behalf of Mactaggart and Mickel) – the Councils have used the NPPF 2019 definition of deliverable, which is supported. The obligation to provide 'clear evidence' rests fully on the LPA. It is unclear how the questionnaire outputs have been weighted to inform the judgements regarding deliverability. Where the Councils have relied on their own assumptions, this approach fails to take account of the requirement to adduce clear evidence. The Councils should have full regard to appeal decisions that have grappled with the matter of deliverability. [representation 68410]
- Abbey Properties Cambridgeshire Limited – we have not undertaken a review of the sites within Cambridge: this should not imply that we agree with the assertions for these sites. There are many examples of sites which fall short of the clear evidence requirement. [representation 68419]
- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Endurance Estates Limited, Bloor Homes Eastern and Laragh House Developments Limited) – the information published by the Councils' does not provide any specific review of the delivery of affordable housing. [representations 68500, 68505, 68519, 68533 and 68547]
- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Endurance Estates Limited, Bloor Homes Eastern and Laragh House Developments Limited) – the evidence presented by the Councils' to demonstrate that sites are deliverable is lacking. The definition makes clear that the onus is on the Councils' to provide clear evidence. The Councils' have used a different test stating "There is no evidence that the site will not be delivered within five years". This is clearly not in accordance with national policy. The evidence presented relies heavily on questionnaires received from parties that clearly have a vested interest in demonstrating that their land interests are deliverable. Relying on these alone is not sufficient evidence as needs to be considered in the context of

demonstrable lead-in times and delivery rates achieved on comparable sites.

[representations 68501, 68502, 68518, 68532 and 68544]

- Bidwells – there is a notable change in emphasis in the definition of deliverable. ‘Clear evidence’ means sensible, logical and supported by enough information to show how the conclusion was met. It is not clear if the definition is a closed list. If it is not a closed list, the evidence necessary to demonstrate that sites are deliverable would be greater for those in part (b) and the inclusion of such sites would be exceptionally rare.  
[representation 68560]
- Bidwells – it seems accepted that sites should not be introduced after the base date, but new evidence of the deliverability of sites already under consideration is admissible.  
[representation 68561]
- Gladman Developments – the change in definition of 'deliverable' is significant and evidence needs to be taken into proper consideration. Appeal decision in Woolpit, Suffolk deals with the issue of the revised definition. The burden is now with the Councils to demonstrate that sites are deliverable. [representation 68450]
- Gladman Developments – concerns regarding a number of sites included within deliverable supply, specifically in Cambridge City, as they are currently occupied by an alternative use and there is no evidence provided to demonstrate that they are capable of coming forward. [representation 68449]
- Rapleys (on behalf of Mactaggart and Mickel) – while it is recognised that affordable and market housing delivery may not have been confirmed for sites that are delivering later in the plan period, it is unclear why this information would not be available for all sites that are expected to deliver in the next five years. To fall within the definition of deliverable, there should be a degree of certainty in terms of the projected rates of market and affordable housing in the five year period. [representation 68413]
- Savills (on behalf of Pigeon Land) – we are concerned that projected delivery from some sites has been included without there being sufficient clear evidence of deliverability. The default position is that sites in category (b) should not be included unless there is clear evidence. PPG is only an indication of what might be considered. It is not the case that one of the forms of evidence given as an example will necessarily be sufficient on its own. [representation 68454]

## Councils' Assessment

### **What types of developments are included in the housing completions, five year housing land supply calculations and housing trajectory?**

The housing trajectory records actual net completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2019 from new builds, conversions, changes of use and demolitions. The housing trajectory also sets out anticipated annual net completions from new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2019 to 31 March 2033. Therefore, any planning permissions that comprise of the gain or loss of dwellings are included in the housing trajectory as either actual completions or predicted completions, and this includes any planning permissions for conversions of houses to flats.

## **Housing Requirements, Affordable Housing and Commuting Patterns**

The housing requirements used to inform the Councils' five year supply calculations are set out in the adopted Cambridge Local Plan 2018 and adopted South Cambridgeshire Local Plan 2018. The housing requirements specify the overall net number of new dwellings to be provided in the area within the plan period. The housing requirement does not set out the net number of affordable homes to be provided. In identifying the housing requirement, the Councils took account of the affordable housing need in the area.

Through the process of preparing the adopted Local Plans, the Councils' considered the implications of different development strategies for Greater Cambridge and the combinations of sites to be allocated to meet the housing requirements. Commuting patterns and necessary transport infrastructure to meet the needs of any new developments allocated were considered as part of that process. The Councils will be re-considering the housing requirements and development strategy for Greater Cambridge through the preparation of the new Greater Cambridge Local Plan.

It is therefore not necessary to consider commuting patterns or affordable housing need in the preparation of the housing trajectory and five year housing land supply calculations, which are used to demonstrate whether the Councils can meet their overall housing requirements as set out in the adopted Local Plans and also their five year housing land supply requirement. All the sites included in the housing trajectory and five year housing land supply calculations have either been allocated through the adopted Local Plans and Area Action Plans, or planning permission has been granted by the Council or allowed on appeal. The transport infrastructure and affordable housing to be provided from these sites has therefore already been determined, along with their suitability in terms of location based on the development strategy for Greater Cambridge.

## **Reduction in the Five Year Housing Land Supply**

The Councils' previously published five year supply calculations, as set out in the adopted Local Plans had anticipated that the Councils would have been able to demonstrate 6.0 years of housing land supply for 2019-2024. The Greater Cambridge housing trajectory and five year supply calculations published in September 2019 demonstrate that although the Councils can demonstrate 5.3 years of housing land supply for 2019-2024, this is lower than previously anticipated. The Councils' believe that the key reason for this reduction in its five year land supply is the change in the definition of a deliverable site as set out in national planning policy and guidance; however there are also a number of sites in the Greater Cambridge housing trajectory where their anticipated delivery timetable is now later than had previously been anticipated. The landowners, housebuilders, developers and agents that have returned completed questionnaires have identified the following reasons for actual delays or possible future delays in the delivery of their site(s):

- market conditions, including static house price growth, low market confidence, products not being favoured by purchasers, reduced land value and aborted sale of land to a developer;
- Brexit and the uncertain political climate;
- rising construction costs, including shortage of labour and materials;

- site specific issues, such as carrying out habitat relocation at the correct time, archaeological investigations, relocation of the existing use(s), securing site access, and multiple landowners;
- planning obligations and viability of the proposed development;
- planning enforcement action being taken;
- delays in determining planning applications and discharge of conditions applications; and
- delays in the adoption of the Local Plans.

Therefore, the change in the definition of deliverable alongside site specific factors are the reasons for the reduction in the Councils' five year housing land supply for 2019-2024 compared to that previously anticipated.

The reduction in the Councils' five year housing land supply is not related to the Councils not receiving a 100% response rate to their request for information via the completion of a housing trajectory questionnaire.

### **Definition of Deliverable and Clear Evidence**

The Councils recognise that the definition of deliverable has been updated since they prepared and published their previous Greater Cambridge housing trajectory in autumn 2017, and have therefore assessed all the sites included in the housing trajectory and five year supply against the definitions of deliverable and developable set out in the glossary to the NPPF (published in February 2019). The Councils have also taken account of guidance in the NPPG (updated in July 2019) on the evidence needed to demonstrate deliverability of sites included in the five year housing land supply.

The delivery timetable and anticipated annual net completions for each of the sites in the Greater Cambridge housing trajectory have been gathered from a number of sources, depending on the planning status of the site and its size. As the definition of deliverable makes a distinction between the information required to demonstrate the deliverability of sites of different size and planning status, the Councils approach to gathering evidence to demonstrate the deliverability of each site has been made based on its size and planning status.

For all allocations in the Councils' adopted Local Plans and Area Action Plans, and all developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees, a letter and questionnaire was sent to the housebuilder, developer, landowner or agent for the site. The questionnaire asked them: to provide details on whether the site is deliverable in terms of its availability, suitability and achievability; their expected delivery timetable for the site; and also to tell us the reasons for any actual or possible future delays in delivery.

The Councils sent out 157 questionnaires and received back 105 completed questionnaires or equivalent information by email, which is a response rate of 67%. The Councils spent a considerable amount of time following up outstanding questionnaires through several reminder emails and telephone calls over a number of months. Housebuilders, developers, landowners and agents are not required by planning legislation, policy or guidance to respond to this request, and therefore the Councils cannot penalise housebuilders, developers, landowners or agents that do not respond.

The Councils' have also developed typical assumptions for lead-in times and build out rates for sites of 10 dwellings or more (net). It is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

For developments on unallocated sites of 9 dwellings or less (net) with planning permission, it is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent. Therefore, the Councils' have developed typical assumptions for the lapse rates and build out patterns of these sites.

For other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance), the Councils have gathered evidence on historic delivery from these sites and have set out why it is anticipated that these rates will continue into the future.

The Councils' have assessed the deliverability and / or developability of each site taking account of the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019), and using the following as evidence:

- information on the current planning status of the site – allocated, outline planning permission, detailed planning permission, or resolution to grant planning permission;
- a completed questionnaire or email from the developer, housebuilder, landowner or agent setting out some or all of the following: anticipated start on site, anticipated first housing completions, anticipated annual housing completions for the duration of the build, information on site assessment work being undertaken, anticipated dates for planning applications being submitted or planning permissions being approved, constraints and market or cost factors that have the potential to delay delivery of the development;
- the date of the submission or approval of planning applications, including full or reserved matters planning applications;
- progress towards the discharge of planning conditions;
- data collected in the annual survey of extant planning permissions carried out in March-May 2019 that records whether a site is under construction or not started, and the number of dwellings on each site that are completed, under construction or not started;
- information known by the Council(s) regarding the delivery of the site as a result of working with the developer, housebuilder, landowner or agent through the pre-application or planning application processes;
- site ownership details, for example whether the site is in the ownership of a housebuilder or developer;
- information on whether pre-application discussions have been undertaken;
- whether a planning performance agreement is in place for the site; and
- the Councils' typical assumptions for lead-in times, build-out rates, build-out patterns and lapse rates.

The Councils have not solely relied on the information provided by the developer, agent, landowner or housebuilder in a completed questionnaire to assess the deliverability and / or developability of a site. Where no completed questionnaire has been received, the Councils' have assessed the deliverability and / or developability of the site based on data gathered from the other sources of information. Therefore a site is not automatically considered to be undeliverable just because the Councils have not received a completed questionnaire, and

this is an appropriate approach as a completed questionnaire is only one of the sources of evidence that the Councils have used to assess the deliverability and / or developability of a site.

Overall, the Councils' have taken a robust and conservative approach to assessing the deliverability and / or developability of each of the sites in the Greater Cambridge housing trajectory, using evidence from a number of sources, and in some cases have taken a more cautious approach in terms of the delivery timetable or delivery rate for a site than that suggested by the landowner, developer, housebuilder or agent in a completed questionnaire, informed by the Councils' typical assumptions.

Where the Councils' have taken a different approach to the delivery timetable or build out rate for a site to that suggested by the landowner, developer, housebuilder or agent, the Councils' have made this clear in their commentary that accompanies each site included in the Greater Cambridge housing trajectory. For example, a more conservative approach has been taken in the trajectory to the delivery of the housing allocation in the South Cambridgeshire Local Plan in respect of land south of Babraham Road, Sawston based on the Councils' typical assumptions suggesting a longer lead-in time to the first dwellings being under construction than proposed by the agent (on behalf of the landowners). Also a more conservative approach has been taken to delivery of the allocation in the Cambridge Local Plan in respect of Clifton Road, Cambridge than proposed by one of the leaseholders as it is unclear what the other leaseholders intentions are for the delivery of the site, and planning application(s) need to be submitted and approved.

Rapleys (on behalf of Mactaggart and Mickel) suggest that sites not owned by a developer should only be considered deliverable and included within the five year supply if there is clear evidence that the site will be purchased by developer who has stated an intention to build out the site, and that where that evidence is not provided the site should be discounted because there is no certainty that the development will be delivered. In assessing the deliverability and / or developability of each site, the Councils have taken into account whether the site is in the ownership of a developer or housebuilder, and where this is the case it has been used to demonstrate that the site is deliverable. Sites that are currently still owned by a landowner have not automatically been considered to be undeliverable, as the sale of the land to a developer or housebuilder may already be underway and the Councils' typical assumptions for lead-in times demonstrate that sites can go through the planning process and be delivered within five years. The Councils' typical assumptions for lead-in times were developed through the consideration of 50 sites, which included sites where a landowner originally sought planning permission and then the site was built out or is being built out by a developer or housebuilder. Therefore it is reasonable to assume that dwellings can be delivered within five years on a site that is currently owned by a landowner.

Rapleys (on behalf of Mactaggart and Mickel) suggest that for sites that fall within part (b) of the definition of deliverable there needs to be a clearly evidenced and realistic timeframe identified for achieving full or reserved matters planning permission before these sites are included, and that this timeframe should be either set out in a statement of common ground or planning performance agreement. They also suggest that where a full or reserved matters planning application has been submitted, the Councils' evidence for deliverability should be clear how any outstanding issues will be addressed and a date for the determination of the planning application should be included. The Councils have considered the suggestions set

out in national planning guidance that can be used to demonstrate the deliverability of a site, and have developed an approach to assessing the deliverability of a site that is consistent with these suggestions. As set out above, the Councils have used a number of sources of evidence to assess the deliverability of a site, including seeking information from developers, landowners, housebuilder and agents through a request to complete a questionnaire for their site, and by developing typical assumptions for the lead-in times and build out rates for sites. The Councils consider that by using both these sources of evidence, alongside other sources of evidence (as set out above, their assessments of the deliverability of the sites included in the Greater Cambridge five year housing land supply calculations are reasonable and robust.

Rapleys (on behalf of Mactaggart and Mickel) suggest that if there are any identified constraints relating to the delivery of a site, these sites can only be included if there is clear evidence that the constraints can be overcome within a clearly evidenced and realistic timeframe. Any constraints that fall outside of the control of the developer will require clear evidence from the third party to confirm that delivery is achievable. All the sites included in the Greater Cambridge five year housing land supply calculations are either allocations included in the Councils' adopted Local Plans or adopted Area Action Plans, or have planning permission or a resolution to grant planning permission. Therefore, any constraints to the delivery of these sites, such as the need for new transport infrastructure to be provided, have been considered through either the process of determining deliverable or developable site allocations and/or the planning application process. Any constraints identified by the housebuilder, developer, landowner or agent as part of the process of delivering their site will not be so significant in their nature and therefore will be capable of being overcome.

Rapleys (on behalf of Mactaggart and Mickel) suggest that for all the sites that are expected to deliver housing completions within the five year period, the split between market and affordable dwellings should be known, and that this information is necessary to provide certainty of predicted completions necessary to meet the definition of deliverable. The Councils have provided anticipated annual completions split between market and affordable dwellings where they are known. In some instances, the exact split between market and affordable dwellings by year is not yet known as detailed planning permissions have not been submitted or approved for all the dwellings that are anticipated to be delivered within the five year period. The Councils evidence for the deliverability of each site is set out in Appendix B of the draft Main Document, and the Councils approach to assessing the deliverability of each site is set out above. The Councils do not consider that it is necessary to know the exact number of market and affordable dwellings anticipated to be completed within the five year period for the development to be considered deliverable.

Gladman Developments suggest that there are a number of sites assessed by the Councils as being deliverable that are currently occupied by an alternative use and where no evidence has been provided to demonstrate that they are capable of coming forward. The Councils have considered the information available on the existing use of each site assessed as deliverable and / or developable, and have recorded as part of the site commentary in Appendix B of the Main Document where there are existing uses that need to be relocated or leases need to expire before the site becomes available. The Councils consider that they have taken a consistent approach when assessing the deliverability and / or developability of sites that have an existing use. Gladman Developments have not

specifically identified the site(s) where they consider the Councils have not provided sufficient evidence to demonstrate that the site is deliverable.

The Councils' concluding sentence in its assessment of the deliverability of a site is the same whether the site has full planning permission, outline planning permission or is an allocation within the adopted Local Plans. For all sites that are considered deliverable, the sentence says 'there is no evidence that housing completions will not begin on site within five years'. For sites that fall within part (a) of the definition, this concluding sentence is consistent with the wording of the definition. For sites that fall within part (b) of the definition of deliverable, the Councils' commentary in Appendix B of the draft Main Document sets out the clear evidence that housing completions will begin on site within five years. For all sites that fall within part (b) of the definition of deliverable (outline planning permissions, allocations in the Councils' adopted Local Plans and adopted Area Action Plans, or those with resolution to grant planning permission) the Councils have concluded that 'there is no evidence that housing completions will not begin on site within five years'. The assessment has been done based on the definition of deliverable in the NPPF. The conclusion could equally be written 'there is clear evidence that housing completions will begin on site within five years'.

## **Base Date**

Bidwells consider that recent appeal decisions have accepted that sites should not be introduced into the five year housing land supply after the base date (1 April) of the five year housing land supply period being considered, but that new evidence available after the base date for sites already included is admissible. All the sites included in the Greater Cambridge housing trajectory were either allocated in adopted Local Plans or Area Action Plans, had planning permission, or had a resolution to grant planning permission as at 31 March 2019. As the Greater Cambridge housing trajectory was published in draft in September 2019, and has been re-published in its final form in October 2019, up-to-date evidence available for each of the sites included in the housing trajectory has been used by the Councils in their assessment of the deliverability and/or developability of that site. For example, the Councils have considered reserved matters planning permissions approved since 1 April 2019, where the site had outline planning permission at 31 March 2019, or the resolution to grant outline planning permission since 1 April 2019 where a site was allocated at 31 March 2019.

Bidwells refer to appeal decisions that conclude that sites with a resolution to grant planning permission should be excluded from the five year housing land supply. The Councils' response on this is provided below when considering the representations on Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory – Unallocated Sites with Resolution to Grant Planning Permission.

## **Conclusions**

Changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as a result of the representations received. No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) as a result of the representations received.

The Main Document should make clear that all new builds, conversions, changes of use and demolitions of dwellings are included in both actual historic completions and anticipated future completions.

To clarify how the Councils have considered all the evidence gathered from information provided in completed housing trajectory questionnaires and other sources such as pre-application discussions and the annual development survey, paragraphs 25-27 should be updated and paragraphs 29-30 should be re-ordered to be consistent with the explanation given above.

To clarify that the Councils' conclusions on the deliverability and / or developability of each site have been made in line with the definitions of deliverable and developable, the concluding sentence(s) in the commentary on each site should be updated to make clear whether the site falls within part (a) or part (b) of the definition of deliverable, and if the site is considered to be deliverable to either say 'there is no evidence that homes will not be delivered within five years' or 'there is clear evidence that housing completions will begin on site within five years'.

To clarify that the sites included in the housing trajectory and five year housing land supply were either allocated, had planning permission or had a resolution to grant planning permission at the base date of the five year period (i.e. 1 April 2019), where appropriate a simple table should be added to the start of the commentary for each site recording the dates of allocation, submission of a planning application, resolution to grant of the planning permission, and approval of the planning permission.

There are also factual updates to this section that need to be made.

Paragraph 24 needs to refer to the additional information or updated questionnaires provided in October 2019 and used by the Councils as additional sources of evidence, referred to in the Councils' responses to representations on specific sites.

Paragraph 33 and the box below explain that public consultation is being undertaken on the draft document and explain how comments can be made, as the consultation has now been undertaken, this paragraph need to be updated and the box below needs to be removed.

## Modifications

Amend paragraph 20 of the Main Document to read:

The Greater Cambridge housing trajectory sets out anticipated annual net completions **from new builds, conversions, changes of use and demolitions** for Cambridge and South Cambridgeshire from 1 April 2019 for:

- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;
- developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
- developments on unallocated sites of 9 dwellings or less (net) with planning permission; and

- other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

The housing trajectory also records actual annual net completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2019 from new builds, conversions, changes of use and demolitions.

Amend paragraph 24 of the Main Document to read:

The majority of the questionnaires were sent out in March and April 2019, with some additional questionnaires sent out in subsequent months as additional sites were permitted or alternative landowner, developer or housebuilder details were found, and completed questionnaires were returned between March and July 2019. The Councils sent out the questionnaires by email or post (depending on the information available) and followed up responses through several reminder emails and telephone calls. **Some additional information or updated questionnaires have been received in October 2019.** The Councils sent out 157 questionnaires and have received 105 completed questionnaires or information by email; which is a response rate of 67%. Copies of each of the completed questionnaires or emails received are included in the Annex to this document (see Section A2).

Amend paragraph 25 of the Main Document to read:

The Councils' have also developed typical assumptions for lead-in times, **and** build out rates, ~~and lapse rates~~ **for sites of 10 dwellings or more (net)**. The methodologies used to develop each of these typical assumptions are set out in Appendix C (with further detailed information in the Annex to this document).

Amend paragraph 26 of the Main Document to read:

~~Where~~ ~~The Councils' have received a completed questionnaire for a site, this has been used alongside information on the planning status of the site and information on the discharge of planning conditions, to assess~~ **the deliverability and / or developability of the each site based on taking account of the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019), which are set out in paragraphs 14 and 16 (above). Where the Council has not received a completed questionnaire, the delivery timetable for a site and anticipated annual net completions have been estimated based on and using the following as evidence:**

- **information on** the current planning status of the site – allocated, outline planning permission, detailed planning permission, or resolution to grant planning permission;
- **a completed questionnaire or email from the developer, housebuilder, landowner or agent setting out some or all of the following: anticipated start on site, anticipated first housing completions, anticipated annual housing completions for the duration of the build, information on site assessment work being undertaken, anticipated dates for planning applications being submitted or planning permissions being approved,**

**constraints and market or cost factors that have the potential to delay delivery of the development;**

- ~~information on the~~ **date of the** submission or approval of planning applications, including full or reserved matters planning applications;
- ~~information on~~ **progress towards** the discharge of planning conditions;
- data collected in the annual survey of extant planning permissions carried out in March-May 2019 **that records whether a site is under construction or not started, and the number of dwellings on each site that are completed, under construction or not started;**
- ~~any other~~ information known by the Council(s) regarding ~~that the~~ **delivery of the site as a result of working with the developer, housebuilder, landowner or agent through the**, such as pre-application discussions ~~or~~ **planning application processes;**
- **site ownership details, for example whether the site is in the ownership of a housebuilder or developer;**
- **information on whether pre-application discussions have been undertaken;**
- **whether a planning performance agreement is in place for the site;** and
- the Councils' typical assumptions for lead-in times, ~~and~~ **build-out rates, build-out patterns and lapse rates** (as set out in Appendix C).

Add an additional paragraph to come after paragraph 26 of the Main Document that reads:

**The Councils have not solely relied on the information provided by the developer, agent, landowner or housebuilder in a completed questionnaire to assess the deliverability and / or developability of a site. Where no completed questionnaire has been received, the Councils' have assessed the deliverability and / or developability of the site based on data gathered from the other sources of information.**

Amend paragraph 27 of the Main Document to read:

Overall, the Councils' have taken a robust and conservative approach to assessing the deliverability and / or developability of each of the sites in the Greater Cambridge housing trajectory, **using evidence from a number of sources**, and in some cases have taken a more cautious approach in terms of the delivery timetable or delivery rate for a site than that suggested by the landowner, developer, housebuilder or agent **in a completed questionnaire**, informed by the Councils' typical assumptions (set out in Appendix C).

Move paragraphs 29 and 30 of the Main Document to come after paragraph 25 of the Main Document.

Amend paragraph 33 of the Main Document to read:

The Councils' consider that the approach taken to preparing the housing trajectory and five year supply set out in this document meets all the requirements set out in national planning policy and practice guidance, even though this document is not an Annual Position Statement. Accordingly, the Councils ~~have decided to undertake~~ **undertook** public consultation on this

document with stakeholders, developers and others **for 4 weeks from 16 September to 14 October 2019**. After the end of the consultation, ~~t~~The Councils ~~will~~**have** considered all the comments received, and where necessary ~~make~~**have** ~~made~~ changes to this document. This document ~~will then be re-issued~~**is now published** in its final form.

Delete the box following paragraph 33 of the Main Document:

### **Have Your Say!**

~~Consultation is for 4 weeks and runs from 9am on Monday 16 September to 5pm on Monday 14 October 2019.~~

~~Comments can be made on this document and its supporting Annex:~~

- ~~• using our [online consultation system](#); or~~
- ~~• by completing the consultation response form and either emailing it to us at [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk) or posting to us at Greater Cambridge Shared Planning Service, c/o South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA.~~

~~This document and its accompanying Annex are available to view on [Cambridge City Council's website](#) and [South Cambridgeshire District Council's website](#).~~

Amend paragraph 35 of the Main Document to read:

The Greater Cambridge housing trajectory sets out anticipated annual net completions **from new builds, conversions, changes of use and demolitions** for Cambridge and South Cambridgeshire from 1 April 2019 to 31 March 2033 for:

- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;
- developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
- developments on unallocated sites of 9 dwellings or less (net) with planning permission; and
- other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

The housing trajectory also records actual annual net completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2019 from new builds, conversions, changes of use and demolitions.

Amend the commentary of each site in Appendix B of the Main Document to update the conclusion on the sites that are considered deliverable and where appropriate to include a simple table showing the planning status for each site as set out in Appendix

3 to this Statement of Consultation. Make consequential modifications to the housing trajectory included in Figures 2 and 3.

## Document and Document Section

Main Document

4. Greater Cambridge Housing Trajectory and Five Year Supply Calculations

## Representations Received

Support: 1    Object: 6    Comment: 7

Total: 14

## Main Issues Raised in Representations

### Support:

- Bidwells – there is no dispute regarding the housing requirement as set out in Figure 4. [representation 68559]

### Object:

- Savills (on behalf of Pigeon Land) – the figures in Table 4 in respect of Cambridge would be incorrect if read alone, as they take into account the oversupply up to 31 March 2019 when calculating the five-year requirement. [representation 68453]
- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Endurance Estates Limited, Bloor Homes Eastern and Laragh House Developments Limited) - paragraph 028 of the PPG is considered to provide useful clarification regarding the Councils' position that their housing trajectories will be considered together for the purposes of phasing of housing delivery. The guidance is clear in that this applies to areas with joint local plans only. The Councils do not have a joint local plan and therefore considering the housing trajectories together does not accord with national guidance. [representations 68488, 68504, 68517, 68531 and 68546]

### Comment:

- Foxton Parish Council – Cambridge has 5 years supply, South Cambridgeshire has 5.4 years supply and Greater Cambridge has 5.3 years supply. How is the overlap of sites in both areas dealt with? [representation 68381]
- Foxton Parish Council – what planning measures are being put in place to assist developers keeping to or making up the time lost that has resulted in the reduction from 6 years supply? [representation 68380]
- Foxton Parish Council – does SCDC have the planning resources to ensure that the five year supply is met? How will the outsourcing of planning functions help? [representation 68378]
- Rapleys (on behalf of Mactaggart and Mickel) – as required by the adopted Local Plans, the five year supply has been calculated on a joint basis. No comments to make on the housing requirement, the buffer (20%), or the approach to the shortfall informing the five year supply calculation. [representation 68411]
- Abbey Properties Cambridgeshire Limited – disappointing that makes no allowance for the use of the housing figure calculated from the use of the standard methodology as advocated in paragraph 60 of the NPPF. Expected this to be included if only to provide a potential scenario. [representation 68417]
- Gladman Developments – support the publication of the different calculations for Cambridge, South Cambridgeshire and Greater Cambridge. Would normally advocate the use of the Sedgefield method, however in the absence of any material changes the Liverpool method remains appropriate. It is important that the housing land supply in

Greater Cambridge is refreshed with a constant stream of new planning permissions to ensure that a five-year supply can be maintained. [representation 68445]

- Abbey Properties Cambridgeshire Limited – it is concerning that the Council makes no reference to the updated Planning Practice Guidance in relation to the status of combined plans. [representation 68418]

## Councils' Assessment

### Updated National Planning Guidance

National Planning Practice Guidance (NPPG) is continuously updated, and a new section on Housing Supply and Delivery was created in July 2019. A significant proportion of the guidance included in this section had been previously published within other sections of the NPPG. Within this new section of the NPPG there is guidance on how the five year supply should be considered in areas with joint plans. The Councils do not have an adopted joint Local Plan, however, within their individual adopted Local Plans, there are planning policies that set out that “the housing trajectories for Cambridge and South Cambridgeshire, ..., will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply”. The Inspectors that examined the Local Plan concluded that the use of a joint housing trajectory was a reasonable approach even without the Councils having a joint plan, having regard to the national planning policy context at that time. There has been no material change in circumstances, in either national planning policy and guidance or within Greater Cambridge, since the adoption of the Local Plans in autumn 2018 that would result in the need to consider whether the Councils' five year housing land supply should be calculated jointly or individually.

### Use of the standard methodology for calculating the five year housing land supply requirement

The NPPG (updated in July 2019) states that for the purpose of calculating five year housing land supply only where strategic policies are more than five years old or have been reviewed and found in need of updating, should local housing need calculated using the standard method be used instead of the housing requirement set out in the adopted Local Plan. As the Local Plans were adopted in autumn 2018, their strategic policies are less than five years old and therefore the housing requirements set out in the adopted Local Plans should be used to calculate the five year housing land supply. This is set out in paragraph 36 of the draft Main Document. It is therefore not necessary or appropriate to publish five year housing land supply calculations using local housing need calculated using the standard method.

### The Greater Cambridge Five Year Housing Land Supply

The methodology to be used to calculate the Greater Cambridge five year housing land supply was considered through the Local Plan examinations and the Inspectors confirmed that the five year supply should be calculated on the basis of a joint housing trajectory for Greater Cambridge reflecting the joint development strategy across the two Local Plans, the Liverpool methodology and a 20% buffer. The Inspectors concluded in their reports that the use of the Liverpool method was justified for both Cambridge and South Cambridgeshire. As the NPPG (updated in July 2019) continues to allow strategic policy-making authorities to

use the Liverpool methodology where a case is made as part of the plan-making and examination process, it remains appropriate to use the Liverpool methodology for calculating the five year supply for Greater Cambridge. This was the methodology found to be sound by the Inspectors examining the Local Plans and is therefore set out in the adopted Local Plans, and there has been no material change in circumstances, in either national planning policy and guidance or within Greater Cambridge, since the adoption of the Local Plans in autumn 2018 that would result in the need to reconsider the methodology used to calculate the Councils' five year housing land supply.

Savills (on behalf of Pigeon Land) suggest that the five year supply requirement for Cambridge is incorrect as it takes into account the over-supply of housing completions up to 31 March 2019. Within Cambridge, 6,929 dwellings were completed in 2011-2019<sup>3</sup>, which is an over-supply of 1,329 dwellings when compared to eight years at an average annual completions rate of 700 dwellings, which totals 5,600 dwellings. The NPPG (updated in July 2019)<sup>4</sup> states that "where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years". It is therefore correct for the Councils to take account of the over-supply in Cambridge up to 31 March 2019 in the five year housing land supply calculations.

The Greater Cambridge housing trajectory sets out the actual annual housing completions from 2011-2019 and the anticipated annual housing completions from 2019-2031 and beyond for Cambridge and South Cambridgeshire. The tables that make up the Greater Cambridge housing trajectory separate out the actual and anticipated housing completions by local planning authority and therefore you can clearly see the actual and anticipated housing completions for each of the local planning authorities. For developments on the edge of Cambridge that straddle the administrative boundaries, the actual and anticipated housing completions for these sites are split between the two local planning authorities according to the location of each dwelling completed or anticipated to be completed. Each dwelling is therefore only included within one of the local planning authorities actual or anticipated housing completions.

Gladman Developments suggest that it is important that the housing land supply in Greater Cambridge is refreshed with a constant stream of new planning permissions to ensure that a five-year supply can be maintained. The Councils' five year housing land supply consists of anticipated completions on sites allocated in the adopted Local Plans and Area Action Plans, unallocated sites with planning permission, and unallocated sites of 10 dwellings or more (net) with a resolution to grant planning permission. The Councils update their five year housing land supply annually to take account of any new sites and the latest information on the anticipated delivery timetable for each of the sites. The Councils' development strategy focusses development on the edge of Cambridge and at new settlements, and therefore it is important for the Councils to work with the developers, landowners and housebuilders for these allocated sites to ensure that they are brought forward in a timely manner so that the Councils can maintain their five year housing land supply. Alongside this, the Councils' adopted Local Plans allow for unallocated sites to be granted planning permission provided that they are consistent with their planning policies; and the Councils' evidence on the delivery of windfalls as set out in Appendix C of the draft Main Document demonstrates that

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<sup>3</sup> Based on the finalised housing completions data, rather than the draft housing completions data as published in September 2019 which had recorded 6,873 dwellings.

<sup>4</sup> Paragraph: 032 Reference ID: 68-032-20190722

these sites deliver an average of 357 dwellings a year across Greater Cambridge, which is approximately 20% of the annual average requirement for the area.

The Councils are aware of the implications of being found not to have a five year housing land supply or failing the Housing Delivery Test, and therefore are taking actions to support the delivery of new homes in the area. This includes the setting up of a shared planning service to improve service performance and increase service resilience, which should overcome the potential delays to the delivery of sites as identified by housebuilders, developers, agents and landowners in relation to the responsibilities of the planning service. The outsourcing of specific planning functions aims to ensure that householder applications for proposals such as extensions and conservatories are dealt with efficiently by others allowing the Councils' own planning officers to concentrate on planning applications for new housing developments and other major developments.

## Conclusions

Changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as a result of the representations received. No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) as a result of the representations received.

Paragraph 36 and footnote 10 should be updated to refer to both paragraphs in the NPPG that set out when the standard method for calculating local housing need should be used in calculations of five year housing land supply.

There are also factual updates to this section that need to be made.

The Greater Cambridge housing trajectory in figures 2 and 3 and the five year housing land supply calculations in figures 4 and 5 need to be updated to reflect the change to the delivery timetable for Waterbeach New Town, the change in the status and delivery timetable for 291 Hills Road in Cambridge, the finalised housing completions data, and the additional small sites identified.

## Modifications

Amend paragraph 36 to read:

The NPPG<sup>9</sup> (updated in July 2019) requires that any assessments of five year housing land supply clearly indicate buffers, shortfalls and the number of years of supply. It<sup>10</sup> also sets out that the purpose of calculating the five year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement as set out in adopted strategic policies for the next five years, and that only where strategic policies are more than five years old or have been reviewed and found in need of updating, should local housing need be calculated using the standard method **be used** instead of the housing requirement.

Amend Figures 2 and 3 to reflect the change to the delivery timetable for Waterbeach New Town, the change in the status and delivery timetable for 291 Hills Road in Cambridge, the change in delivery timetable for and adjacent to Longstanton Road in Over, the finalised housing completions data, and the additional small sites identified.

Amend footnote 10 to read:

Paragraph: 003 Reference ID: 68-003-20190722 and Paragraph: 005 Reference ID: 68-005-20190722

Amend Figure 4 to read:

	Greater Cambridge	Cambridge	South Cambridgeshire
(a) Housing requirement 2011 to 2031	33,500	14,000	19,500
(b) Completions up to 31 March 2019	12,795	6,929	5,866
(c) Number of dwellings left to deliver in the plan period (= a - b)	20,705	7,071	13,634
(d) Number of years of plan period left	12	12	12
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	1,725	589	1,136
(f) Five year supply requirement (= e x 5)	8,627	2,946	5,681
(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)	1,725	589	1,136
(h) Five year supply requirement with 20% buffer (= f + g)	10,353	3,536	6,817
(i) Number of dwellings predicted to be completed in the five year period (1 April 2019 to 31 March 2024)	10,987	3,611	7,376
(j) Five year supply (= i ÷ h x 5)	5.3	5.1	5.4

Amend Figure 5 to read:

Figure 5: Rolling Five Year Supply

	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Greater Cambridge	5.3	5.7	5.9	6.2	6.4	6.6	7.1	8.3
Cambridge	5.1	5.4	5.7	6.1	6.0	5.8	5.7	5.7
South Cambridgeshire	5.4	5.8	6.0	6.2	6.6	7.1	7.9	9.7

## Document and Document Section

Main Document

5. Conclusions

## Representations Received

Support: 1    Object: 8    Comment: 9

Total: 18

## Main Issues Raised in Representations

### Support:

- Fen Ditton Parish Council – welcomes the consultation and especially the demonstration that no other land in Fen Ditton needs to be put forward for housing development to meet the plan targets. [representation 68372]

### Object:

- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Endurance Estates Limited, Bloor Homes Eastern and Laragh House Developments Limited) – the five year housing land supply position is marginal and the Councils' have been overly optimistic in the assumptions that they have made regarding delivery rates at a number of sites. Predictions made in the past have been incorrect, and the reasons set out for actual delays or potential delays are numerous. There is no commentary on how the Councils would respond if these lead to the delay of completions. The Councils are not able to demonstrate a five year housing land supply of deliverable sites in accordance with the requirements of the NPPF. [representations 68383, 68384, 68385, 68386 and 68387]
- Abbey Properties Cambridgeshire Limited – consider that the 5 year supply of housing within South Cambridgeshire has been over estimated by 2,164 dwellings. The impact on the Greater Cambridge figures would be similar and below 5 years also. [representation 68444]
- Savills (on behalf of Pigeon Land) – conclude that the five year supply is below the five year requirement, and that over 1,500 dwellings should be removed from the projected supply. [representation 68465]
- Bidwells – conclude that there is a deficit which equates to 4.38 to 4.65 years supply, contrary to the Councils' position of 5.3 years, based on the analysis of six sites with a contribution of 1,613 dwellings within the five year period - 1,303 dwellings less than the Councils' assumptions. [representation 68558]

### Comment:

- Foxton Parish Council – how can we be certain the five year supply is accurate? Are there any figures to predict if the five year supply will remain constant to 2024 or could the five year supply drop below 5 years and therefore open up the area to speculative development? [representation 68379]
- Important that the five year supply is accurate as South Cambridgeshire must not be left open to speculative development again due to poor planning and the failure of the last plan. [representation 68363]
- Cambourne Town Council – struck by the reliance on delivery from just 4 strategic level developments in years 5-10 that are expected to deliver 800 dpa (approximately half the total requirement), which raises significant concern regarding the impact of any delays in the delivery. [representation 68396]

- Natural England – we note that the housing trajectory demonstrates that the Councils will meet their individual housing requirements and that the two planning authorities can demonstrate a five year housing land supply. As the sites are either allocated and/or already have planning permission or resolution to grant planning permission, already provided comments hence we have no additional comments to make at this stage. [representation 68402]
- Middle Level Commissioners - it is reassuring that a 5-year plan has been achieved as this will minimise the number of speculative sites and thus reduce the amount of abortive works and hence costs on our respective ratepayers. [representation 68404]
- Gladman Developments – the five year supply position is considered to be marginal and it would therefore only take one site not to deliver for this position to negatively affect the supply position. Do not consider this to provide a realistic and accurate position. There are a number of sites where the assumptions applied are overambitious or not realistic. The housing land supply position for Greater Cambridge currently falls short of the required 5 years, and that this position is likely to remain for the next few years. [representation 68451]
- Southern & Regional Developments – inappropriate reliance on strategic allocations to provide majority of numbers. Delivery rates should be approach in a pragmatic away. There is a lack of detailed site assessment work to justify proposed levels of housing. [representation 68475]
- Southern & Regional Developments – does not appropriately acknowledge market forces and influences beyond the control of the Council. Should pragmatically identify sites that can come forward within a 5-year period that reflect practical delivery rates whilst taking into account limitations and other constraints. [representation 68481]
- Cambourne Town Council – support the identification of a 5 year housing land supply, but have significant concerns regarding the marginal level of supply identified at just 5.3 years. [representation 68393]

## Councils' Assessment

The Councils do not accept that they do not have a five year housing land supply as they consider that a thorough, robust and conservative assessment of their five year housing land supply has been carried out, using evidence from a number of sources, and in some cases the Councils have taken a more cautious approach in terms of the delivery timetable or delivery rate for a site than that suggested by the landowner, developer, housebuilder or agent.

Paragraphs 18-30 of the draft Main Document set out the approach taken by the Councils to prepare the housing trajectory and five year housing land supply calculations, including the approach to assessing the deliverability and / or developability of each site. The Councils have prepared the Greater Cambridge housing trajectory and five year housing land supply calculations based on the guidance set out in the NPPF (published in February 2019) and the NPPG (updated in July 2019) for housing trajectories, five year housing land supply calculations, and Annual Position Statements.

The Councils have assessed the deliverability and / or developability of:

- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;

- developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
- developments on unallocated sites of 9 dwellings or less (net) with planning permission; and
- other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

The delivery timetable and anticipated annual net completions for each of these sites have been gathered from a number of sources, depending on the planning status of the site and its size.

For all allocations in the Councils' adopted Local Plans and Area Action Plans, and all developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees, a letter and questionnaire was sent to the housebuilder, developer, landowner or agent for the site. The questionnaire asked them: to provide details on whether the site is deliverable in terms of its availability, suitability and achievability; their expected delivery timetable for the site; and also to tell us the reasons for any actual or possible future delays in delivery. The Councils' have also developed typical assumptions for lead-in times and build out rates for sites of 10 dwellings or more (net).

For developments on unallocated sites of 9 dwellings or less (net) with planning permission, the Councils' have developed typical assumptions for the lapse rates and build out patterns of these sites.

For other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance), the Councils have gathered evidence on historic delivery from these sites and have set out why it is anticipated that these rates will continue into the future.

The Councils' have assessed the deliverability and / or developability of each site taking account of the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019), and using the following:

- information on the current planning status of the site – allocated, outline planning permission, detailed planning permission, or resolution to grant planning permission;
- a completed questionnaire or email from the developer, housebuilder, landowner or agent setting out some or all of the following: anticipated start on site, anticipated first housing completions, anticipated annual housing completions for the duration of the build, information on site assessment work being undertaken, anticipated dates for planning applications being submitted or planning permissions being approved, constraints and market or cost factors that have the potential to delay delivery of the development;
- the date of the submission or approval of planning applications, including full or reserved matters planning applications;
- progress towards the discharge of planning conditions;
- data collected in the annual survey of extant planning permissions carried out in March-May 2019 that records whether a site is under construction or not started, and the number of dwellings on each site that are completed, under construction or not started;

- information known by the Council(s) regarding the delivery of site as a result of working with the developer, housebuilder, landowner or agent through the pre-application or planning application processes;
- site ownership details, for example whether the site is in the ownership of a housebuilder or developer;
- information on whether pre-application discussions have been undertaken;
- whether a planning performance agreement is in place for the site; and
- the Councils' typical assumptions for lead-in times, build-out rates, build-out patterns and lapse rates.

The Councils have not solely relied on the information provided by the developer, agent, landowner or housebuilder in a completed questionnaire to assess the deliverability and / or developability of a site. Where no completed questionnaire has been received, the Councils' have assessed the deliverability and / or developability of the site based on data gathered from the other sources of information.

Paragraph 53 of the draft Main Document confirms that based on the assessment of the deliverability and / or developability of all the sites allocated in the adopted Local Plans and Area Action Plans, unallocated sites with planning permission, and unallocated sites of 10 dwellings or more (net) with a resolution to grant planning permission the Councils have 5.3 years of housing land supply for 2019-2024. As the Councils have taken a robust and conservative approach, it is likely that the five year housing land supply for Greater Cambridge is in practice greater than demonstrated.

The Councils update their five year housing land supply annually to take account of any new sites and the latest information on the anticipated delivery timetable for each of the sites. The Councils' development strategy focusses development on the edge of Cambridge and at new settlements, and therefore it is important for the Councils to work with the developers, landowners and housebuilders for these allocated sites to ensure that they are brought forward in a timely manner so that the Councils can maintain their five year housing land supply.

Responses to representations received questioning the Councils' assessment of the deliverability and / or developability of individual sites are included in the Councils' assessment of the representations received on Appendix B.

## **Conclusions**

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

However, there are factual updates to this section that need to be made.

The total dwellings anticipated in the plan period need to be updated to reflect the change to the delivery timetable for Waterbeach New Town, the change in the status and delivery timetable for 291 Hills Road in Cambridge, the change in delivery timetable for and adjacent to Longstanton Road in Over, the finalised housing completions data, and the additional small sites identified.

Paragraph 54 needs to be updated to reflect the date of the publication of the finalised document.

## Modifications

Amend paragraph 49 to read:

The Cambridge Local Plan 2018 (adopted in October 2018) requires (in Policy 3) that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet the current objectively assessed need. Against the Cambridge Local Plan 2018, the Greater Cambridge housing trajectory published in this document shows that ~~14,603~~**14,693** dwellings are expected to be delivered between 2011 and 2031<sup>5</sup>, this is ~~4%~~**5%** (~~693~~**603** dwellings) more than the housing requirement and allows flexibility to respond to changing conditions as required in the NPPF.

Amend paragraph 50 to read:

The South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031 to meet the current objectively assessed need. Against the South Cambridgeshire Local Plan 2018, the Greater Cambridge housing trajectory published in this document shows that ~~23,709~~**23,727** dwellings are expected to be delivered between 2011 and 2031<sup>6</sup>, this is 22% (~~4,209~~**4,227** dwellings) more than the housing requirement and allows flexibility to respond to changing conditions as required in the NPPF.

Amend paragraph 51 to read:

Together, the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. The housing trajectory published in this document shows that ~~38,330~~**38,402** dwellings are expected to be delivered between 2011 and 2031.

Amend paragraph 54 to read:

The five year housing land supply for 2019-2024 should be used when making planning decisions from the date of publication of this document (~~16 September~~**1 November 2019**).

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<sup>5</sup> Some sites allocated in the Cambridge Local Plan are no longer anticipated to deliver dwellings within the plan period (i.e. by 2031), and therefore any dwellings from those sites are not included in the expected number of dwellings to be delivered between 2011 and 2031.

<sup>6</sup> Some sites allocated in the South Cambridgeshire Local Plan are anticipated to deliver dwellings during the plan period (i.e. by 2031) and after the plan period. Any dwellings anticipated to be delivered after the plan period are not included in the expected number of dwellings to be delivered between 2011 and 2031.

## Document and Document Section

Main Document

Appendix A: Template Letter and Questionnaire

## Representations Received

Support: 0    Object: 0    Comment: 0

Total: 0

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- no representations

## Councils' Assessment

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

No factual updates need to be made to this section.

## Modifications

None.

## Document and Document Section

Main Document

Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory – Allocations in the Cambridge Urban Area

## Representations Received

Support: 0    Object: 4    Comment: 0

Total: 4

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

#### Police Station, Parkside, Cambridge

- Savills (on behalf of Pigeon Land) – might not be sufficient clear evidence of deliverability for 50 dwellings. [representation 68455]

#### Ridgeons, Cromwell Road, Cambridge

- Bidwells – the full planning application has not been consented and therefore should only be given limited weight, particularly given the applicants response in relation to viability. Only 245 dwellings pass the clear evidence test. No evidence is provided to suggest why significantly higher build rates would be realistic or achievable. [representation 68565]

#### Orchard Park

- Savills (on behalf of Pigeon Land) – might not be sufficient clear evidence of deliverability for 42 dwellings. [representation 68456]
- Abbey Properties Cambridgeshire Limited – lack of planning permissions on parcel Com4 and agent suggests that L2 is not viable. [representation 68421]

### Comment:

- no representations

## Councils' Assessment

### Police Station, Parkside, Cambridge

As set out in Appendix B of the draft Main Document (paragraphs B.27-B.31), the site is allocated in the adopted Cambridge Local Plan 2018 for 50 dwellings. The landowner (Cambridgeshire Constabulary) has advised that the site will become available once the new South Cambridgeshire police station is operational, and therefore allowing the existing police station to no longer be needed. In summer 2019, the Police and Crime Commissioner announced his intention to relocate the existing police station to a new location and consulted on a proposal for a new police station on land adjacent to Milton Park and Ride.

A request for a screening opinion for development of up to 4,801 sqm of operational police accommodation and ancillary functions was submitted in August 2019, and the Council

responded in October 2019 with a [letter](#) and completed [EIA Screening Matrix](#) stating that the proposal does not constitute Environmental Impact Assessment development and therefore an Environmental Statement does not need to be submitted with the planning application. Pre-application discussions are in progress.

In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 50 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in March 2015 that agreed that residential development on the site can be delivered within the plan period, the landowner has advised that the site will be available once the South Cambridgeshire police station is operational and the existing police station is no longer needed, the Police and Crime commissioner has recently announced his intentions to relocate Parkside Police Station, and the landowner anticipates that development will start on site in 2022-2023. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 50 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **Ridgeons, Cromwell Road, Cambridge**

As set out in Appendix B of the draft Main Document (paragraphs B.32-B.35), the site is allocated in the adopted Cambridge Local Plan 2018 and has outline planning permission for up to 245 dwellings. The site has full planning permission for the demolition of all buildings, which the agent advised had been sought to facilitate an early start to the development (see questionnaire C6 received in March 2019, included in Section A2 of the draft Annex). The existing buildings have been demolished.

The Council's planning committee in June 2019 resolved to grant a full planning application for 295 dwellings, a nursery and community facility, play equipment and landscaping, subject to the prior completion of a s106 agreement. The s106 agreement has been signed by all parties and the decision notice was issued in October 2019. The scheme includes a mixed housing offer of 2, 3 and 4 bedroom houses and 1 and 2 bedroom apartments and a mix of market and affordable homes.

The site is in the ownership of Cambridge City Council and is being brought forward by Cambridge Investment Partnership (CIP) – Hill Investment Partnerships and Cambridge City Council. CIP anticipate that construction will start on site in November 2019, that the first housing completions will be in 2021-2022, and that the development will be completed in 2023-2024 (see updated questionnaire C6 received in October 2019).

The [CIP website](#) says "Cambridge City Council and Hill Investment Partnerships have joined forces to address the housing shortage across Cambridge. ... Through the partnership, we are tackling Cambridge's affordable housing shortage, all with a focus on optimising value for the Council, whilst maintaining excellence in design and place-making. By the end of March 2022, we will have started work on site of 500 new council homes across the city."

There is no reason to doubt the delivery timetable and annual completions provided by CIP. The higher build rates for this scheme are reasonable given: its mixed housing offer; central

location in Cambridge where market demand is considered to be high; that it has already been cleared of its existing use and is ready for construction; CIP's stated intention of addressing the housing shortage in Cambridge; and Cambridge City Council's role as the landowner/developer.

In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 295 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site is allocated in the Cambridge Local Plan 2018, has full planning permission for 295 dwellings, the site is in the ownership of a developer (Cambridge Investment Partnership) which includes Cambridge City Council, the existing buildings on site have been demolished, the developer anticipates that construction will start on site in November 2019 and that the first housing completions will be in 2021-2022, and the development has a mixed housing offer. There is no evidence that housing completions will not begin on site within five years.

The Council maintains that 295 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **Orchard Park**

As set out in Appendix B of the draft Main Document (paragraphs B.83-B.91), Orchard Park is allocated in the adopted South Cambridgeshire Local Plan 2018. Parcels L2 and Com4 are the remaining two parcels to be delivered on this development.

Parcel L2 has full planning permission for a mixed use scheme including 63 dwellings, which was approved in September 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission, therefore by September 2020. The agent indicated in March 2019 that the landowner was seeking amendments to the approved scheme due to viability issues, and that once approval for the amendments had been given construction could start on site (see email SC2 received in March 2019, included in Section A2 of the draft Annex). The variation of conditions application for the amendments was withdrawn in June 2019, and this application submitted in May 2018 was made by Carter Jonas on behalf of Turnwood Limited. It is unclear exactly when the development will be started and completed as the landowner has not provided an update in terms of their intentions for the delivery of this site since this application has been withdrawn.

As the proposal is a single block of flats, the housing completions will all be within one year. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by September 2018, based on an average lead-in time of a year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in September 2020. The Council anticipates that this site will be completed in 2022-2023.

The site has full planning permission and therefore falls within part (a) of the definition of deliverable. The developer still has eleven months to make a material start on site so that

the planning permission will not lapse. There is no clear evidence that the site will not be delivered within five years. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 63 dwellings fall with part (a) of the definition of deliverable. This site is therefore considered deliverable as the site is allocated in the South Cambridgeshire Local Plan 2018, has detailed planning permission, the agent anticipates that construction can start on site once amendments to the scheme have been approved, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years.

The Council maintains that this site of 63 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

Parcel Com4 has an outline planning permission for up to 42 apartments, which was approved in April 2016. A planning application to vary conditions, including the time scale for the submission of reserved matters planning applications, was approved in March 2017. 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 be submitted by March 2020. The Council's planning committee in July 2019 refused a full planning application for 93 apartments on this site, and an alternative full planning application for 158 student units, based on their design and the developments not being in accordance with the Orchard Park Design Guidance Supplementary Planning Document.

The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2018, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and a full planning application for this site was refused by the Council's planning committee in July 2019. The Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before March 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. As the proposal is for apartments, it is likely that the housing completions will all be within one year, and therefore the Council anticipate that this site will be completed in 2022-2023.

The landowner still has four months to submit a new reserved matters planning application so that the outline planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 42 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site is allocated in the South Cambridgeshire Local Plan 2018, has outline planning permission, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that this site of 42 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

## **Conclusions**

Changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as a result of the representations received. No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) as a result of the representations received.

The commentary of each of these three sites as set out in Appendix B of the Main Document should be amended to include the additional and updated information set out in the Councils' response for each site.

There are no factual updates to this section that need to be made.

## **Modifications**

Amend the commentary of each of these three sites in Appendix B of the Main Document as set out in Appendix 3 to this Statement of Consultation, so that the commentary for each site includes the additional and updated information set out above. Make consequential modifications to the housing trajectory included in Figures 2 and 3.

## Document and Document Section

Main Document

Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory – Allocations on the Cambridge Fringe

## Representations Received

Support: 0    Object: 31    Comment: 3

Total: 34

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

#### Darwin Green (NIAB)

- Bidwells – 287 dwellings fall within part (a) of the definition of deliverable with 330 dwellings falling within the definition of part (b). It is likely that both Barratt and David Wilson brands will be used - two sales outlets, therefore a total build rate of 124dpa. Barratt have indicated that they expected to achieve up to 200dpa which seems ambitious across the entire build. Two local comparables: 'frontage' element of Darwin Green which achieved an average build rate of 34dpa and Trumpington Meadows which has two sales outlets and has achieved an average of 102dpa. These comparables, by the same housebuilder and for a similar product in the same housing market, suggest a lower than average built rate. There is certainly no clear evidence that a significantly higher build rate would be realistic. There is a realistic prospect that 620 dwellings are deliverable on this site within the five-year period. [representation 68566]
- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Bloor Homes Eastern, Laragh House Developments Limited and Endurance Estates) – in the absence of any evidence being presented by the Councils' it is not considered that the 317 dwellings with outline planning permission, and without a reserved matters submitted, will be completed on site within the five year period. Adjustments should also be made to the trajectory to reflect actual delivery rates that have been achieved on this site over the past four years. [representation 68549, 68535, 68521, 68507 and 68490]
- Claremont Planning Consultancy (on behalf of Southern & Regional Developments) – whilst it would appear that the trajectory for this particular site is realistic at present, there remains concern of the deliverable quantum identified by the developer. It is stated that the delivery of 200 dwellings per year is possible on the site. However, this risks the trajectory from being exposed to external influences, including market changes that can have significant impacts on the viability of such developments. Therefore, the trajectory should take this into due account if it is to continue the anticipation that 200 dwellings can be delivered towards the latter part of the 5 year period. [representation 68487]
- Savills (on behalf of Pigeon Land) – being constructed by a single developer, therefore might reasonably be expected to achieve approximately 50 market sales per year. The peak build-out rate on this site is projected as being 120 dpa (Years 3 to 5) and there is no explanation as to how such a rate of delivery might be achieved. By way of comparison, the same developer at Trumpington Meadows achieved an average of 70 dpa and a peak of 93 dpa. The adoption of a peak annual delivery rate of c. 70 dpa

supported by the evidence in the document, on this site alone would reduce the projected five-year supply by over 150 dwellings. [representation 68473]

### **Cambridge East**

- Abbey Properties Cambridgeshire Limited - lack of Reserved Matters for land north of Newmarket Road. No Outline planning permission for land north of Cherry Hinton. Standard trajectory figure used by the Council. Therefore -278 dwellings. [representation 68422]

### **Cambridge East – land north of Newmarket Road**

- Bidwells - Hill are expected to have only one sales outlet, unless they can achieve some market differentiation across the site. It is possible that plots could be sold to other housebuilders which would increase delivery. The site wide phasing plan clearly indicates that the primary school would be constructed following completion of the phase one infrastructure works and completed before March 2022. However, detailed planning application for the primary school was refused in September 2019. It is realistic to assume that the site could contribute 420 dwellings to the five year supply. The alternative would be the 239 dwellings with reserved matters approval. [representation 68568]
- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Bloor Homes Eastern, Laragh House Developments Limited and Endurance Estates) – timescales associated with other comparable allocations on the Cambridge Fringe have therefore been considered. The delivery rates included within the Councils' trajectory have also been considered and are thought to be overly ambitious. The Councils' trajectory is over optimistic and should be amended. [representation 68552, 68538, 68524, 68509 and 68493]
- Claremont Planning Consultancy (on behalf of Southern & Regional Developments) – although an outline consent has been issued, there remains the first Reserved Matters to be resolved. Additionally, the Section 106 provides explicit requirements for the delivery of the first wave of housing by November 2020. As such, the trajectory where it identifies delivery from 2020/2021 reflects this requirement, but the quantum established of 110 dwellings seems overly optimistic. A reduction in this quantum for the first wave of delivery, or an appropriate re-attribution of numbers across a longer period would be a practical option which would allow for a greater extent of flexibility in the case of a delay in implementation or unforeseen increase in delivered numbers. [representation 68486]

### **Cambridge East – land north of Cherry Hinton**

- Bidwells – outline planning application has yet to be determined and there is an outstanding objection by the Environment Agency. The agent expected approval in Summer 2019. Marshall recently announced that they intend to relocate which will result in the closure of the airport. This may mean that the relocation of the airport equipment and infrastructure is no longer practical given that it would only be in use for a few more years. The Councils' suggest that "there is no evidence that housing completions will not begin on site within five years". This is the wrong test. Instead the Councils' need to provide clear evidence that there is a realistic prospect of dwellings being deliverable within the five-year period. Given the lack of any clear evidence, it is concluded that this site should be removed entirely from the five year supply. [representation 68567]
- Savills (on behalf of Pigeon Land) - it would seem prudent to adopt a more cautious approach, which would have the following effect: \* Document: submitted March 2018 -

projected first completions June 2022 (3.6 years) \* Revised: Submitted March 2018 - projected first completions June 2024 (5.6 years). [representation 68469]

#### **Land north of Worts Causeway**

- Bidwells – at the time that CEG responded they considered it likely that the application would be submitted in July 2019. The Council confirmed in July 2019 that an EIA would be required. This was clearly unexpected at the time the questionnaire was completed and has resulted in a delay to the application. The Councils' state that "a revised timetable for submission of the outline planning application is being prepared". Therefore, it is not clear when the outline planning application will be submitted, when it might be approved, when the site might be sold to a housebuilder, when reserved matters might be submitted or when construction might start onsite. There is no clear evidence that this site is deliverable and should therefore be entirely removed from the five year supply. [representation 68569]
- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Bloor Homes Eastern, Laragh House Developments Limited and Endurance Estates) – despite ongoing pre-application discussions, there is no timetable available for the submission of an outline application. Timescales associated with other comparable allocations on the Cambridge Fringe have therefore been considered. Utilising the average figure is therefore considered to be the most reasonable approach. The site is currently controlled by a promoter rather than a developer or housebuilder. The evidence demonstrates that it is unlikely that housing completions will begin on site within five years. Accordingly, the site is not deliverable in accordance with the NPPF definition and should be removed from the trajectory. [representation 68550, 68536, 68522, 68508 and 68491]
- Savills (on behalf of Pigeon Land) – there might very well not be sufficient clear evidence of deliverability for 140 dwellings within the five year supply. [representation 68463]

#### **Land south of Worts Causeway**

- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Bloor Homes Eastern, Laragh House Developments Limited and Endurance Estates) – the documentation does not contain any data regarding lead in times associated with sites where outline planning applications have been made within Cambridge City. Timescales associated with other comparable allocations on the Cambridge Fringe have therefore been considered. Utilising the average figure is therefore considered to be the most reasonable approach. The evidence demonstrates that it is unlikely that housing completions will begin on site within five years. Accordingly, the site is not deliverable in accordance with the NPPF definition and should be removed from the trajectory. [representation 68551, 68537, 68523, 68509 and 68492]
- Savills (on behalf of Pigeon Land) - there might very well not be sufficient clear evidence of deliverability for 180 dwellings within the five year supply. [representation 68464]

#### **Comment:**

- Fen Ditton Parish Council – build out rate for the Cambridge East – land north of Newmarket Road development is reasonable and note that the main airport site is not included. [representation 68373]
- Lichfields (on behalf of Commercial Estates Group) – an updated questionnaire on delivery of land north of Worts' Causeway has been provided. [representation 68390]

- Terence O'Rourke (on behalf of Endurance Estates and Marshall Group Property) – a note on the current application at Cambridge East – Land North of Cherry Hinton has been provided. [representation 68391]

## Councils' Assessment

### Darwin Green (NIAB)

As set out in Appendix B of the draft Main Document (paragraphs B.107-B.108 and B.111-B.114), the site is allocated and has outline planning permission for 1,593 dwellings. This site is the land within Cambridge, but excluding the already completed frontage that was approved through a separate outline planning permission. There are further phases of Darwin Green that are allocated in the South Cambridgeshire Local Plan 2018, referred to as Darwin Green 2 and 3, and those further phases are not included within the five year supply.

Two parcels on this site have reserved matters planning permission for 287 dwellings, and at March 2019, 15 dwellings had been completed, 162 dwellings were under construction, and 110 dwellings had not been started. At October 2019, 69 dwellings had been completed, 125 dwellings were under construction, and 93 dwellings had not been started.

A reserved matters planning application for a further parcel of 330 dwellings was submitted in August 2019, and is being considered by Cambridge City Council.

Therefore 287 dwellings fall within part (a) of the definition of deliverable and 1,306 dwellings fall within part (b) of the definition of deliverable. Bidwells only refer to 330 dwellings falling within part (b), which is only the number of dwellings with a reserved matters planning application pending, not the whole of the remainder of the site that is allocated and has outline planning permission.

The site is in the ownership of Barratts / David Wilson Homes. The site is under construction and the housebuilder anticipates that up to 200 dwellings per year can be achieved on this development (see questionnaire GC7 received in August 2019, included in Section A2 of the draft Annex). The housebuilder has advised that the site will be purchased on a parcel basis, and that the reserved matters will be submitted on a rolling basis, to enable continuity of build across the site.

Pre-application discussions are in progress regarding the reserved matters applications for future parcels. Cambridge City Council understands from discussions with Barratts / David Wilson Homes that they are looking to bring this development forward quickly with a high build out rate for Darwin Green.

The frontage of Darwin Green was completed between 2010 and 2014 and had an average build out rate of 38 dwellings per year (see Figure 7 of the draft Main Document) rather than 34 dwellings per year as stated by Bidwells. This parcel of the development consisted of 116 flats and 37 houses (76% flats), made up of 1, 2 and 3 bedroom flats and 2 and 3 bedroom houses, with a mix of market and affordable dwellings, and therefore had a less diverse housing offer than being brought forward through the first two parcels of Darwin Green Main, which consist of 196 flats and 91 houses (68% flats) made up of 1, 2 and 3 bedroom flats and 2, 3 and 4 bedroom houses, with a mix of market and affordable dwellings. A more

diverse housing offer allows the development to be attractive to a wider range of buyers, therefore increasing sales, and resulting in a higher build out rate. Barratts / David Wilson Homes understand the housing market in this area, and their proposals for Darwin Green take account of this.

In north west Cambridge, Eddington is the only significant housing development that is providing direct competition for sales of new homes. Eddington (also referred to as the University Site at North West Cambridge) is located between Huntingdon Road and Madingley Road, and is a new development to provide for the long term needs of the University of Cambridge including up to 3,000 dwellings and up to 2,000 student bedspaces (see paragraphs B.92-B.106 in Appendix B of the draft Main Document). The market homes being provided at Eddington are high specification exemplar sustainable homes, providing a different typology to the homes provided by volume housebuilders, and therefore enabling different lifestyle choices. For example, lot S3 at Eddington which has reserved matters planning permission approved in April 2019 will be providing apartment blocks that each contain a mix of apartment sizes with shared internal co-working space on the ground floor. Therefore, the housing offer at Eddington being provided by Hill Residential and the University of Cambridge of market homes and student / university related accommodation is different to that being provided by Barratts / David Wilson Homes on Darwin Green.

In south Cambridge, while Barratts have been delivering Trumpington Meadows from 2011-2012 onwards, similar housebuilders such as Bovis Homes, CALA Homes, and Crest Nicholson have been delivering a similar housing offer on Clay Farm. Barratts / David Wilson Homes at Darwin Green therefore have less direct competition from other developments offering similar homes in the north west Cambridge area, than in south Cambridge where Barratts have been and continue to be delivering homes on Trumpington Meadows.

The Councils' typical assumptions for build out rates on strategic sites as set out in Appendix C of the draft Main Document, are that an annual average completion rate of 250 dwellings is appropriate for these sites. Darwin Green is a strategic site. The housebuilders of Darwin Green have advised (through completed questionnaire GC7, received in August 2019, included in Section A2 of the draft Annex) that build out rates for this development of up to 200 dwellings per annum will be achieved. As the first parcels of this development are under construction, Cambridge City Council has no reason to doubt the build out rates provided by the housebuilders, and therefore the Councils have used the lower build out rates provided by the housebuilders rather than their typical assumptions.

From ongoing discussions with the housebuilder (Barratts / David Wilson Homes) as part of the pre-application and application processes and the evidence collated, Cambridge City Council considers that the delivery timetable and build out rates for this site provided by the housebuilder are reasonable and achievable.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 287 dwellings fall within part (a) of the definition of deliverable and 1,306 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the whole site has outline planning permission, two parcels have detailed reserved matters approval and are under construction, a reserved matters planning application for a third parcel of 330 homes has been submitted and is being considered by Cambridge City Council, the site is in the ownership of a

housebuilder (Barratt Homes / David Wilson Homes), pre-application discussions are in progress regarding the reserved matters applications for future phases, 54 homes have been completed within the last six months and at October 2019 125 homes were under construction, the housing offer for this development is not in direct competition with other developments in north west Cambridge, there is a mixed housing offer on the first parcels of this development from 1 bed flats to 4 bed homes, the housebuilders understand the housing market in this area and their proposals for Darwin Green take account of this, and from ongoing discussions with the housebuilders through the pre-application and application processes the Council understands that Barratts / David Wilson Homes are looking to bring this development forward quickly with a high build out rate.

There is no evidence that housing completions will not continue to be delivered on the parcels with detailed planning permission, and there is clear evidence that housing completions will begin within five years on other parcels within the development that currently only have outline planning permission. The Council anticipates that over half of the site will be completed within five years.

The Council maintains that 934 dwellings out of the 1,578 dwellings remaining on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **Cambridge East – North of Newmarket Road (also referred to as WING or Marleigh)**

As set out in Appendix B of the draft Main Document (paragraphs B.119 and B.122-B.126), the site is allocated for 1,300 dwellings and outline planning permission was approved in November 2016. The first reserved matters for housing (239 dwellings, phase 1a) was approved in September 2019. Pre-application discussions are in progress for Phase 1b, which will also include housing.

The landowner (Marshall Group Properties) and a housebuilder (Hill Residential) are working together to deliver the project, and Hill Marshall LLP have secured Homes England funding to accelerate delivery of this development. The money will be used to enable infrastructure works for the development and to fund the re-provision of the ground running enclosure facility, and together these will allow the first phase of housing to be delivered up to 18 months ahead of schedule. The re-provision of the ground running enclosure facility is necessary to mitigate the noise impacts from this facility on the new homes on this development. Alongside this, the s106 agreement for this development includes a requirement for 50 dwellings to be completed to slab level by November 2020.

The s106 agreement for this development prevents the occupation of any dwellings until use of the existing ground running enclosure facility has ceased and a new ground running enclosure facility has been completed and is in operation. Planning permission for the new aircraft engine ground running enclosure facility and supporting infrastructure works, including a new taxiway link (S/3591/16/FL and 16/2212/FUL) was approved in November 2017, and all pre-commencement conditions have been discharged by the Councils. Construction of the new aircraft engine ground running enclosure facility was completed in July 2019, and Marshall anticipate that the facility will be brought into use in November 2019.

The agent (on behalf of Hill Marshall LLP) anticipated in March 2019 that infrastructure works would start on site in Spring 2019, and work is underway. The agent anticipated that the first housing completions would be in 2020 and that the development would be completed in 2028.

Therefore 239 dwellings fall within part (a) of the definition of deliverable and 1,061 dwellings fall within part (b) of the definition of deliverable. Bidwells incorrectly refer to the assessment in paragraph B.114 being misdirected, however paragraph B.114 relates to Darwin Green, not Cambridge East – North of Newmarket Road which is assessed in paragraph B.126.

Although planning permission for the primary school has been refused, Cambridgeshire County Council are seeking to address the two reasons for refusal as quickly as possible to enable a new planning application to be submitted. The reasons for refusal relate to the design of the development, and not the principal of the development. The refusal of planning permission for the primary school will therefore not prevent the consideration and determination of other reserved matters planning applications, including those for housing.

A planning performance agreement for the planning application process is in place, and there is a commitment from the Council to work with Hill Marshall LLP to enable the delivery of this site.

The Councils' typical assumptions for build out rates on strategic sites as set out in Appendix C of the draft Main Document, are that an annual average completion rate of 250 dwellings is appropriate for these sites. Cambridge East – North of Newmarket Road is a strategic site. The agent has advised (through completed questionnaire GC9, received in March 2019, included in Section A2 of the draft Annex) that build out rates for this development of up to 225 dwellings per annum will be achieved. The Councils have no reason to doubt the build out rates provided by the agent, which are lower than the Councils' typical assumptions, and therefore the Councils have used the lower build out rates provided by the agent rather than their typical assumptions.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 239 dwellings fall within part (a) of the definition of deliverable and 1,061 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, the whole site has outline planning permission, Phase 1a has detailed planning permission for 239 dwellings, the site is in the ownership of a housebuilder (Hill Residential), detailed planning permission for infrastructure works was granted in 2018 and works have started on site, the development has Homes England funding to accelerate delivery, the s106 agreement includes a requirement for 50 dwellings to be completed to slab level by November 2020, construction of the new aircraft engine ground running enclosure facility was completed in July 2019 and it is anticipated that the facility will be brought into use in November 2019, a planning performance agreement for the planning application process is in place, the agent (on behalf of Hill Marshall LLP) anticipates that the first housing completions will be in 2020, and there is a commitment from the Council to work with Hill Marshall LLP to enable the delivery of this site.

There is no evidence that housing completions will not be delivered on phase 1a that has detailed planning permission, and there is clear evidence that housing completions will begin

within five years on other phases within the development that currently only have outline planning permission.

The Council maintains that 705 dwellings out of the 1,300 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply.

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

As set out in Appendix B of the draft Main Document (paragraphs B.119 and B.127-B.130), the site straddles the Cambridge / South Cambridgeshire administrative boundary and is allocated for a total of 1,200 dwellings, of which approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The site is being brought forward jointly by Marshall Group and Endurance Estates.

An outline planning application was submitted in March 2018 and there is an outstanding objection from the Environment Agency to be resolved regarding contamination of groundwater from the previous uses on the site. The Environment Agency's objection relates to insufficient information having been submitted with the planning application in relation to known contamination below the site and its associated risk to groundwater. Discussions are ongoing with the Environment Agency to resolve the issue. The Environment Agency had no objection in principle to the proposed modifications to the two Councils Local Plans, which included the modifications to the Cambridge East policies to allocate the land north of Cherry Hinton. The Environment Agency made comments, but did not object, to the draft SPD for this site.

It is anticipated that this outline planning application will be considered by the Joint Development Control Committee – Cambridge Fringes in early 2020. In parallel with the outline planning application process, discussions are also progressing on the s106 agreement so that it can be signed and the decision notice issued shortly after the Councils have resolved to grant planning permission.

Marshall Group and Endurance Estates intend to bring forward this development promptly and ahead of the relocation of the airport, and therefore are still intending to progress the relocation of the existing airport equipment and infrastructure and associated mitigation measures necessary to enable residential development on this development. Marshall is progressing with each of the relocation and replacement projects necessary for the continued functioning of the airport so that there are no impediments to the delivery of the housing developments at land north of Newmarket Road (also referred to as WING or Marleigh) and north of Cherry Hinton. Updates on each of the projects are provided in the briefing note received in October 2019 (see representation 68391).

Marshall Group and Endurance Estates are intending to undertake a competitive process to find a development partner for the first phases once outline planning permission has been approved, and anticipate that they will have appointed a partner(s) by December 2020.

The agent (on behalf of Marshall Group and Endurance Estates) has advised that if the outline planning application is approved by April 2020 that the first reserved matters could be submitted by October 2021, with approval by March 2022 and anticipates that the first housing completions would be by March 2023 (see briefing note received October 2019,

representation 68391). The agent has advised that this timetable is similar to that anticipated from outline planning permission approved to first housing completions at land north of Newmarket Road and is therefore realistic. Both land north of Newmarket Road and land north of Cherry Hinton are part of the larger Cambridge East area, where new homes are being brought forward alongside the continued functioning of Cambridge airport, and therefore to enable the homes to be brought forward a number of mitigation measures are being put in place through changes to or the relocation of airport infrastructure.

The agent's revised timetable is consistent with the conservative approach to delivery of this site taken by the Council.

The Councils' typical assumptions for build out rates on strategic sites as set out in draft Appendix C of the Main Document, are that an annual average completion rate of 250 dwellings is appropriate for these sites. Cambridge East – north of Cherry Hinton is a strategic site. The agent advised (through completed questionnaire GC10, received in March 2019, included in Section A2 of the draft Annex) that build out rates for this development of up to 200 dwellings per annum will be achieved. The Councils have no reason to doubt the build out rates provided by the agent, which are lower than the Councils' typical assumptions, and therefore the Councils have used the lower build out rates provided by the agent rather than their typical assumptions.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 1,200 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018, an outline planning application is being considered by the Councils, discussions are ongoing with the Environment Agency to resolve the issues raised through the planning application process, discussions are progressing on the s106 agreement so that it can be signed and the decision notice issued shortly after the Councils have resolved to grant planning permission, the agent anticipates that detailed planning applications will be submitted by October 2021 and approved in by March 2022 and that the first housing completions will be by March 2023, Marshall Group and Endurance Estates have confirmed that they intend to bring forward this development promptly and ahead of the relocation of the airport, and Marshall is progressing with each of the relocation and replacement projects necessary for the continued functioning of the airport so that there are no impediments to the delivery of the housing developments. There is clear evidence that housing completions will begin within five years.

The Council maintains that 295 dwellings out of the 1,200 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **Land North of Worts' Causeway**

As set out in Appendix B of the draft Main Document (paragraphs B.155-B.159), the site is allocated for approximately 200 dwellings, and is a greenfield site. A Statement of Common Ground was agreed as part of the Local Plan examination process that agreed that residential development on the site can be delivered within the plan period. Pre-application discussions have been undertaken and are ongoing with the case officer for this site.

Members of the Joint Development Control Committee – Cambridge Fringes will be briefed on the pre-application proposals for this site at their meeting on 29 November 2019.

A request for a screening opinion for development of up to 200 dwellings, community facilities and office space was submitted in June 2019, and the Council responded in July 2019 with a [letter](#) and completed [EIA Screening Matrix](#) stating that an Environmental Impact Assessment should be undertaken and an Environmental Statement should be submitted with the planning application. A request for a scoping opinion was submitted in October 2019 and is being considered by the Council.

The agent (on behalf of Commercial Estates Group) has advised that an outline planning application and associated supporting studies are currently being prepared, and anticipates that the planning application, including an Environmental Statement, will be submitted in December 2019 (see updated questionnaire, received October 2019, representation 68390). The agent anticipates that work could start on site by the end of 2021, that the first housing completions would be in 2022 and that the development will be completed by 2025. The agent has advised that this timetable assumes that outline planning permission will be granted in mid 2020, and allows 18 months for the sale of the land, submission and approval of a reserved matters planning application(s) and any necessary pre-construction enabling works.

The agent's revised timetable is consistent with the conservative approach to delivery of this site taken by the Council as it takes account of the delay in the submission and approval of the outline planning application, and allows for the submission and approval of a reserved matters planning application(s).

Cambridge City Council has used the build out rates provided by the agent in their completed housing trajectory questionnaire, and have no reason to doubt these build out rates which are lower than the Councils' typical assumptions for smaller non-strategic sites.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 200 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in February 2015 that agreed that residential development on the site can be delivered within the plan period, the agent has advised that an outline planning application is being prepared and anticipates that it will be submitted in December 2019, pre-application discussions have taken place and are ongoing, and the agent anticipates that work will start on site by the end of 2021. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 295 dwellings out of the 1,200 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **Land South of Worts' Causeway**

As set out in Appendix B of the draft Main Document (paragraphs B.160-B.163), the site is allocated for approximately 230 dwellings. Pre-application discussions have been undertaken. An outline planning application for 230 dwellings, community facilities, and landscaping following the demolition of all existing buildings on the site was submitted in

August 2019 and is being considered by the Council. Members of the Joint Development Control Committee – Cambridge Fringes will be briefed on this outline planning application at their meeting on 29 November 2019.

The developer (This Land) has advised that work could start on site in 2020, that the first housing completions would be in 2021 and that the development will be completed by 2025 (see questionnaire C23 received in April 2019, included in Section A2 of the draft Annex). Cambridge City Council has used the build out rates provided by the developer in their completed housing trajectory questionnaire, and have no reason to doubt these build out rates which are lower than the Councils' typical assumptions for smaller non-strategic sites.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 230 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018, pre-application discussions have been undertaken, an outline planning application is being considered by the Council, and the developer anticipates that work will start on site in 2020. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 180 dwellings out of the 230 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply.

## **Conclusions**

Changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as a result of the representations received. No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) as a result of the representations received.

The commentary of each of these five sites as set out in Appendix B of the Main Document should be amended to include the additional and updated information set out in the Councils' response for each site.

There are no factual updates to this section that need to be made.

## **Modifications**

Amend the commentary of each of these five sites in Appendix B of the Main Document as set out in Appendix 3 to this Statement of Consultation, so that the commentary for each site includes the additional and updated information set out above. Make consequential modifications to the housing trajectory included in Figures 2 and 3.

## Document and Document Section

Main Document

Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory – Allocations at New Settlements

## Representations Received

Support: 0    Object: 20    Comment: 9

Total: 29

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

#### Northstowe – Phase 1

- Claremont Planning Consultancy (on behalf of Southern & Regional Developments) – the site has multiple avenues for implementation and this provides a strong basis for delivery as the risk of delay is shared between multiple builders. It is considered that the position of Parcels H8 and H9 does not demonstrate assurance of delivery that is required to calculate an accurate housing trajectory. These sites benefit from an extant outline consent, but are yet to be granted their detailed consent. Objection is raised to the identified delivery of these parcels as this does not demonstrate a realistic approach, especially where Barratt Homes have not provided a response to the Council. [representation 68482]

#### Northstowe – Phase 2

- Claremont Planning Consultancy (on behalf of Southern & Regional Developments) – concern is raised in respect of the timing of Phase 2. This is considered to be overly optimistic given the conditions imposed on the outline consent that restrict any dwellings from being occupied on Phase 2 prior to the A14 improvements. It is suggested that the potential delays over the delivery of this large infrastructure scheme have not been adequately taken into consideration. The timing identified by the developer is optimistic and it is understood the Reserved Matters are not even under consideration yet. If the trajectory is to accurately reflect the delivery rates of housing, a more conservative, but realistic, approach is required whereby the act of implementing presumptive delivery rates is removed. [representation 68483]
- Abbey Properties Cambridgeshire Limited – lack of Reserved Matters consents. Requirement for highway improvements. Landowner/housebuilder concerns about delivery. Therefore -50 dwellings. [representation 68423]

#### Waterbeach New Town

- Bidwells - it is questionable whether this permission should be taken into consideration given that it was achieved almost five months after the base date, although it is acknowledged that the site would already be part of the land supply by virtue of its allocation. It is understood that a reserved matters application for the first phase is likely to be submitted imminently, which could reasonably be approved by the end of the 2019/20 financial year. Therefore, it is realistic to assume that there will be some

completions in 2021/22; for ease it is assumed that this is 30dpa, the equivalent of one sales outlet operating for six months. It is unrealistic to assume that two sales outlets would be operating by year-two and four by year-three. This would require considerable infrastructure to be implemented. Also, whilst it is plausible that have already agreed terms with one housebuilder, it is unlikely that agreements with others have yet progressed. It is realistic to assume that a second sales outlet could be achievable in 2020/23 with a third in 2023/24. There is a realistic prospect that 390 dwellings are deliverable on this site within the five-year period. [representation 68570]

- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Bloor Homes Eastern, Laragh House Developments Limited and Endurance Estates Limited) – the Councils' commentary regarding this site is broken into two parts, although it is noted that the figures included in the trajectory are not which adds ambiguity to these. In order to get a better understanding of the likely timescales associated with first completions on this site comparable sites have been considered. With regard to the western portion of the site where there is a resolution to grant planning permission (made in May 2019) it is therefore reasonable to assume that no decision notice will be issued before November 2020. In light of the experience at Northstowe it is also reasonable to assume that it will take a further two years for deliveries to come forward on this site meaning that completions cannot be anticipated until November 2022. Accordingly, the Councils' trajectory is over ambitious and should be amended. [representation 68553, 68539, 68525, 68511 and 68494]
- Claremont Planning Consultancy (on behalf of Southern & Regional Developments) – the section 106 is yet to be signed. No Reserved Matters for the first wave of development has been agreed. The agents have identified that delivery of the first housing will be in 2020/2021. This is an unrealistic given the time required for consideration of such large-scale proposals and for their implementation in line with other pre-commencement requirements. Will also impact on the delivery of housing after 2020/2021 which would represent a significant impact on the housing numbers of the trajectory. Delivery of 250 dwellings per annum is not realistic and requires review. The eastern part of the site is also reliant on the relocation of a railway station and therefore infrastructure requirements will underpin the delivery of new dwellings on this part of the site. Although the Councils recognised that housing delivery on this part of the site will be from 2021, given that outline consent is yet to be issued, this anticipated delivery timeframe is not realistic. It is recognised that although the Section 106 for the initial phase is yet to be agreed, the package covering infrastructure upgrades has been agreed by the Highway Authority. A Reserved Matters application for the infrastructure upgrades for the first phase is yet to be consented and therefore, the presumption that dwellings will begin to contribute to the 5-year supply from 2020/2021 is not realistic. This demonstrates the issues that strategic allocations face in terms of infrastructure constraints and their significant requirements to deliver upgrades to ensure that housing can be implemented in practical terms. The Council has not appropriately incorporated any provision for contingency for the delivery of housing numbers. [representations 68484 and 68478]
- Savills (on behalf of Pigeon Land) – it would seem prudent to adopt a more cautious approach, which would have the following effect: U&C \* Document: Submitted February 2017 - projected first completions September 2020 (3.6 years) \* Revised: Submitted February 2017 - projected first completions September 2022 (5.6 years). RLW \* Document: Submitted May 2018 - projected first completions June 2021 (3.1 years) \*

Revised: Submitted May 2018 - projected first completions June 2023 (5.1 years).  
[representation 68470]

- Abbey Properties Cambridgeshire Limited – lack of Reserved Matters consents on U&C scheme. Lack of Outline planning permission for RLW land and outstanding objections from statutory consultees. Permission and application cumulatively exceed the housing allocated in the policy. Therefore -333 dwellings. [representation 68424]

### **Bourn Airfield New Village**

- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Bloor Homes Eastern, Laragh House Developments Limited and Endurance Estates Limited) – the typical lead-in times that the Councils' have published do not include assumptions which relate specifically to strategic sites such as this. The only comparable sites are Cambourne and Northstowe - Phase 1. Taking an average of these two sites, it took 4.8 years from the registration of a planning application to first completions. Accordingly, the earliest monitoring year in which completions can be expected at Bourn Airfield New Village is 2022/2023. Even if it is accepted that the site is deliverable in accordance with the NPPF definition, which is considered to be questionable, the Councils' trajectory would need to be amended as follows to reflect lead in times for similar sites. [representation 68554, 68540, 68526, 68512 and 68495]
- Claremont Planning Consultancy (on behalf of Southern & Regional Developments) – the outline application is currently under consideration. The trajectory strategy identifies that the outline consent will be issued in 2019 and that development will begin in 2020, with houses themselves delivered from 2022. Whilst the current strategy provides 2 years for the first housing to be delivered, there is a particular risk of delay which should be more appropriately considered within the trajectory and delivery strategy. The strategy establishes that this site will deliver up to 300 homes per year, which is not practical or realistic delivery rate. The delivery of these 300 dwellings per year also includes 150 dwellings from Cambourne West. Provides a more robust position given that these numbers are from separate sites, but does give rise to issues regarding a dilution in demand and competing in same market. [representation 68485]
- Savills (on behalf of Pigeon Land) – it would seem prudent to adopt a more cautious approach, which would have the following effect: \* Document: Submitted September 2018 - projected first completions March 2022 (3.5 years) \* Revised: Submitted September 2018 - projected first completions March 2024 (5.5 years). [representation 68471]
- Abbey properties Cambridgeshire Limited – lack of Outline planning permission and outstanding objections from statutory consultees. Therefore -250 dwellings. [representation 68425]

### **Comment:**

- Claremont Planning Consultancy (on behalf of Southern & Regional Developments) – lack of acknowledgement of market influences in delivery rates. Appendix B fails to recognise forces beyond the Council's and developer's control which can significantly impact on rates of delivery. Whilst a focus on Northstowe has been used as a reference, the consideration of market driven forces and the impact it has on the wider economy is relevant to all forms of site delivery. [representation 68476]

## **Northstowe**

- Claremont Planning Consultancy (on behalf of Southern & Regional Developments) – it is recognised that the delivery of Northstowe New Town represents the most deliverable strategic site that will provide the most achievable numbers within the next 5-year period. Phase 1 is now in the process of implementation through build-out by five housebuilders. The trajectory identifies that over the period 2019/2020 to 2023/2024, a total of 1,084 dwellings will be built, which is on average 43 dwellings per year per housebuilder. Whilst this would appear to be a realistic annual delivery rate, Appendix B fails to recognise forces beyond the Council's and developer's control which can significantly impact on rates of delivery. For example, the questionnaire for Parcel H3 identified that there are concerns relating to market forces that could result in delay of the site moving forward. It is clear that the Councils have not taken into appropriate account the forces that are beyond theirs, and the developers, control that could influence the achievability of a development proposal. [representation 68477]

## **Northstowe – Phase 3 and later phases**

- Middle Level Commissioners - it is noted that no dwellings have been included until after 2033. Several issues remain outstanding concerning this development and the detrimental effect on the downstream water level management systems which if unresolved will increase the risk of flooding in the area. The Board consider it appropriate that its requirements are met before work commences on site. Discussions have commenced with the applicant's engineering consultant but meaningful proposals have yet to be received. [representation 68405]

## **Waterbeach New Town**

- Gladman Developments – it is critical that the delivery rates and lead-in times associated with sites in the supply are realistic and achievable. Gladman are concerned regarding the lead-in times of a number of sites, in particular on the basis of the time assumed for gaining planning consent. Within South Cambridgeshire, our concerns regarding lead-in times relate primarily to three large sites (Waterbeach New Town, Bourn Airfield New Village and Cambourne West) where the anticipated delivery by the Council is considered overly optimistic given that in two cases outline consent has not yet been granted. [representation 68446]
- Fen Ditton Parish Council – trajectory for Waterbeach New Town is unclear as the total for U&C and RLW is 10,500 dwellings, which is higher than 9,000 dwellings included in the Local Plan. A higher total will add stress on Fen Ditton traffic. [representation 68374]
- David Lock Associates (on behalf of Urban & Civic) – have provided an update on Waterbeach Barracks and Airfield Housing trajectory and supporting information regarding assumed delivery in the period 2019-2024. [representation 68392]

## **Bourn Airfield New Village**

- Gladman Developments – it is critical that the delivery rates and lead-in times associated with sites in the supply are realistic and achievable. Gladman are concerned regarding the lead-in times of a number of sites, in particular on the basis of the time assumed for gaining planning consent. Within South Cambridgeshire, our concerns regarding lead-in times relate primarily to three large sites (Waterbeach New Town, Bourn Airfield New Village and Cambourne West) where the anticipated delivery by the Council is considered overly optimistic given that in two cases outline consent has not yet been granted. [representation 68447]

- Cambourne Town Council – concerned regarding the forecast date of first completions at Bourn Airfield of 2021/22. This would require a start on site in mid-2020 which is clearly over-optimistic considering that outline planning permission is still pending. Generally supportive of the forecast build-out rates at West Cambourne and Bourn Airfield. The forecast peak delivery on these sites of 150 dwellings per year is broadly reasonable. This figure should, however, clearly be kept under review to ensure it is accurate. [representation 68395]

## Councils' Assessment

### Northstowe – Phase 1

As set out in Appendix B of the draft Main Document (paragraphs B.164-B.200), the site is allocated in the Northstowe Area Action (adopted in July 2007) and phase 1 has outline planning permission for 1,500 dwellings that was approved in April 2014.

Phase 1 is being delivered by five housebuilders, each with one to four parcels. Between 1 April 2016 and 31 March 2019, 431 dwellings have been completed on phase 1 of Northstowe, with the first reserved matters application for housing approved in September 2016. Bloor Homes have one parcel (H1) which has been completed. Taylor Wimpey have four parcels (H3, H10, H11 and H13), two parcels are under construction, one parcel has reserved matters planning permission but had not been started at March 2019, and the reserved matters planning application has not yet been submitted for the remaining parcel. Barratts also have four parcels (H2, H7, H8 and H9), two parcels are under construction, reserved matters planning permission for one parcel was approved in September 2019, and a reserved matters planning application is being considered by the Council for the remaining parcel. Linden Homes have one parcel (H12), and it is under construction. Bovis Homes have three parcels (H4, H5 and H6), and all three parcels are under construction. This evidence shows that each housebuilder has at least one parcel under construction, with further parcels either under construction or with reserved matters planning permission(s) to enable a continuous build out at Northstowe. There is clear evidence that housing completions will continue to be delivered on this site within the next five years.

The Council maintains that 959 dwellings out of the 1,069 dwellings remaining on this phase are deliverable and can contribute to the Greater Cambridge five year housing land supply.

### Northstowe – Phase 2

As set out in Appendix B of the draft Main Document (paragraphs B.164-B.165 and B.197-B.202), the site is allocated in the Northstowe Area Action (adopted in July 2007) and phase 2 has outline planning permission for up to 3,500 dwellings that was approved in January 2017.

The first phase of residential development of 406 homes within phase 2 of Northstowe will be delivered by [Urban Splash](#) and will be modular housing. The reserved matters planning application for this phase (phase 2a) was submitted in October 2019 and is being considered by the Council. Using modern methods of construction will accelerate the delivery of this phase and diversify the homes on offer in this development, and therefore housing completions on this phase are likely to be sooner than anticipated in the housing trajectory. It

is anticipated that a reserved matters planning application for phase 2b will be submitted in late 2020.

Conditions on the outline planning permission restrict any dwellings from being occupied on phase 2 of Northstowe prior to (i) the opening of the Bar Hill junction of the A14 improvements, (ii) the widening of the A14 between Bar Hill and Girton as part of the A14 improvements, and (iii) the widening of the B1050 to dual carriageway between its junctions with the A14 at Bar Hill and the proposed Northstowe Southern Access Road (West). Construction of the A14 improvements are underway and it is anticipated that the road will be open to traffic by the [end of 2020](#).

The developer (Homes England) advised in March 2019 that infrastructure works have started on site (questionnaire GC14, received in March 2019, included in Section A2 of the draft Annex). The developer anticipates that construction will start on the first houses in mid 2020 with the first housing completions in early 2021, and that the development will be completed by 2038, with annual housing completions anticipated of up to 250 dwellings.

The Council has taken a conservative approach to delivery on this site and assumed that Northstowe as a whole will deliver no more than 250 dwellings a year. The adopted South Cambridgeshire Local Plan 2018 and Northstowe Area Action Plan (adopted in July 2007) do not include any planning policies that restrict the timing of delivery or the annual rate of completions at Northstowe; however there are planning conditions linking the occupation of dwellings on Phase 2 with the provision of specific highways improvements that could delay the delivery of this site. If in future years there is evidence for higher annual completions on Phase 2 of Northstowe or this phase coming forwards sooner, this will be taken into account in the preparation of future housing trajectories.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 3,500 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site has outline planning permission, is in the ownership of a developer (Homes England), a reserved matters planning application for 406 dwellings on phase 2a is being considered by the Council, the developer anticipates that the first housing completions will be in early 2021, and some Discharge of Conditions applications have been agreed by the Council. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 125 dwellings out of the 3,500 dwellings are deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **Northstowe – Phase 3 and later phases**

The Middle Level Commissioners suggest that several issues remain outstanding concerning this development and the detrimental effect on the downstream water level management systems which if unresolved will increase the risk of flooding in the area. The Board consider it appropriate that its requirements are met before work commences on site. It is anticipated that an outline planning application for phase 3a (approximately 4,000 dwellings) will be submitted by the end of November 2019 and that an outline planning application for phase 3b (approximately 1,000 dwellings) will be submitted in spring 2020.

Any flood risk and surface water management issues will be considered in the process of determining these planning applications.

## **Waterbeach New Town**

As set out in Appendix B of the draft Main Document (paragraphs B.208-B.219), the site is allocated for approximately 8,000 to 9,000 dwellings. The Waterbeach New Town Supplementary Planning Document (SPD) was adopted in February 2019. 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 approved in September 2019. This relates to the western part of the site being brought forward by Urban & Civic. In parallel with the consideration of this outline planning application, work has been undertaken on the masterplanning of its phase 1 and developing the Design Codes for the development. A planning performance agreement for the planning application process is in place.

An outline planning application 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 was submitted in May 2018, and is being considered by the Council. This relates to the eastern part of the site and is being brought forward by RLW Estates. It is anticipated that this outline planning application will be considered by the Council's planning committee in spring 2020.

The predicted housing completions within 2019-2024 are anticipated to be from the western part of the site being brought forward by Urban & Civic. No allowance has been made for completions in the 2019-2024 period from the RLW Estates part of the development.

Urban & Civic have considerable and recent experience of delivering homes at Alconbury Weald, which is a development of 5,000 homes in Huntingdonshire, where they are delivering some homes themselves under 'Civic Living' but other parcels are being brought forward by housebuilders such as Morris Homes, Redrow Homes and Hopkins Homes.

The agent (on behalf of Urban & Civic) has advised (see representation 68392) that the first parcels enabled by early infrastructure will allow for at least three different house builders to deliver approximately 50 dwellings each in 2021-2022 (150 dwellings in total) and that additional parcels can be made available for at least two more housebuilders to deliver dwellings from 2022-2023 enabling 250 dwellings in total per annum.

The agent (on behalf of Urban & Civic) anticipates that the reserved matters applications for primary infrastructure for the first residential parcels will be approved by March 2020, that the reserved matters applications for the first dwellings will be approved by March 2021, and that the first housing completions will be by June 2021 (see representation 68392). The Council agrees that this is achievable. The agent has suggested amendments to the delivery timetable published by the Council in the Greater Cambridge Housing Trajectory and Five Year Supply Calculations – Main Document (September 2019), the amendments (see representation 68392), which the Council is prepared to accept, do not change the overall total from the development within the five year period.

A planning performance agreement for the planning application process is in place, and framework documents for the first phase (1,600 dwellings) are being prepared. The agent anticipates that these will be submitted alongside reserved matters planning applications for primary infrastructure for the first residential parcels by the end of 2019.

Evidence of housing completions at Northstowe can be used to support the annual completions anticipated for Waterbeach New Town. Northstowe is of a similar size (approximately 10,000 dwellings), and phase 1 of Northstowe is 1,500 dwellings which is similar to the 1,600 dwellings anticipated through the first phase of Waterbeach New Town. Between 1 April 2016 and 31 March 2019, 431 dwellings have been completed on phase 1 of Northstowe, with the first reserved matters application for housing approved in September 2016.

Phase 1 of Northstowe consists of thirteen parcels being brought forward by five housebuilders. Detailed planning permissions for ten of these parcels have been granted over the last 3 years, with a reserved matters planning application submitted for a further parcel. The first completions at Northstowe were on parcel H1 from Bloor Homes and this parcel of 92 dwellings has been completed. Taylor Wimpey have four parcels (H3, H10, H11 and H13), two parcels are under construction, one parcel has reserved matters planning permission but had not been started at March 2019, and the reserved matters planning application has not yet been submitted for the remaining parcel. Barratts also have four parcels (H2, H7, H8 and H9), two parcels are under construction, reserved matters planning permission for one parcel was approved in September 2019, and a reserved matters planning application is being considered by the Council for the remaining parcel. Linden Homes have one parcel (H12), and it is under construction. Bovis Homes have three parcels (H4, H5 and H6), and all three parcels are under construction. Within the first year of construction (2016-2017), two housebuilders (Bloor Homes and Bovis Homes) were on site. Within the second year of construction (2017-2018) and third year of construction (2018-2019), all five housebuilders were on site.

The Councils' typical assumptions for build out rates on strategic sites as set out in Appendix C of the draft Main Document, are that an annual average completion rate of 250 dwellings is appropriate for these sites. Waterbeach New Town is a strategic site. The agent has advised (see representation 68392) that build out rates for this development of up to 250 dwellings per annum will be achieved. The Councils have no reason to doubt the build out rates provided by the agent, which are consistent with the Councils' typical assumptions.

From discussions with Urban & Civic and the evidence collated, the Council considers that the delivery timetable and build out rates for this site are reasonable and achievable.

As set out in paragraph C.10 of the draft Main Document, the Councils consider that for strategic sites it is necessary to assess the lead-in time for each site based on its individual circumstances having regard to factors such as the number of landowners, whether there is a development partner, site specific constraints and whether the development has a Planning Performance Agreement in place that sets out an agreed position on timescales for the planning application process to be met by both the Council(s) and the landowner / developer.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 8,000-9,000 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, has outline planning permission, a developer is bringing forward the site (on behalf of the landowner), a planning performance agreement for the planning application process is in place, the agent anticipates that the first housing completions will be in 2021-2022 and that three housebuilders will be on site, and evidence from Northstowe and Alconbury Weald demonstrates that Urban & Civic will be working with other housebuilders to deliver Waterbeach New Town, that a housebuilder can bring forward and deliver multiple parcels simultaneously and continuously, and that by the second year of construction multiple housebuilders can be on site. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 650 dwellings out of the 8,000-9,000 dwellings are deliverable and can contribute to the Greater Cambridge five year housing land supply.

Fen Ditton Parish Council have suggested that the total dwellings anticipated at Waterbeach New Town is unclear, and that a higher total as a result of both outline planning applications being approved will add stress on Fen Ditton traffic. The adopted South Cambridgeshire Local Plan 2018 allocates the site for approximately 8,000-9,000 dwellings, however Policy SS/6 sets out that the final number of dwellings will be determined through a design-led approach. Outline planning permission for up to 6,500 dwellings has been approved for the western part of the site, and an outline planning application for up to 4,500 dwellings is being considered by the Council for the eastern part of the site. As part of the process of determining this outline planning application, the Council will consider whether the cumulative number of dwellings proposed at Waterbeach New Town is compliant with the adopted Local Plan 2018 and adopted SPD.

### **Bourn Airfield New Village**

As set out in Appendix B of the draft Main Document (paragraphs B.208-B.219), the site is allocated in the South Cambridgeshire Local Plan 2018 for a new village of approximately 3,500 dwellings. The Bourn Airfield New Village Supplementary Planning Document (SPD) was adopted in October 2019.

An outline planning application for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space was submitted in September 2018, and is being considered by the Council. The Council have met with Highways England regarding their holding objection on the outline planning application, and are discussing the way forward. It is anticipated that amendments to the outline planning application will be submitted in November 2019, to ensure that the proposals are consistent with the adopted SPD. It is anticipated that this outline planning application will be considered by the Council's planning committee in spring 2020. A planning performance agreement for the planning application process is in place.

The developer (Countryside Properties) anticipates that reserved matters planning applications will be submitted shortly after approval of the outline planning application, that works will start on site in Spring 2020, and that the first housing completions will be in early

2022, with annual housing completions up to 150 dwellings (questionnaire GC17, received in March 2019, included in Section A2 of the draft Annex).

The housing trajectory assumes that together Bourn Airfield New Village and Cambourne West will deliver no more than 300 dwellings a year. As set out in Appendix C of the draft Main Document, the Councils consider that an annual average completion rate of 250 dwellings is an appropriate build out rate for the strategic sites. However, for Cambourne West and Bourn Airfield New Village, the Councils consider that a lower annual average completion rate of 150 dwellings is appropriate to reflect the proximity of these two developments to each other, and the possible implications of this on the build out rates that can be achieved.

As set out in paragraph C.10 of the draft Main Document, the Councils consider that for strategic sites it is necessary to assess the lead-in time for each site based on its individual circumstances having regard to factors such as the number of landowners, whether there is a development partner, site specific constraints and whether the development has a Planning Performance Agreement in place that sets out an agreed position on timescales for the planning application process to be met by both the Council(s) and the landowner / developer.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 3,500 dwellings fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, a planning performance agreement for the planning application process is in place, an outline planning application for the site is being considered by the Council, and the developer anticipates that the first housing completions will be in early 2022. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 275 dwellings out of the 3,500 dwellings are deliverable and can contribute to the Greater Cambridge five year housing land supply.

## **Conclusions**

Changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as a result of the representations received. No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) as a result of the representations received.

The commentary of each of these three sites as set out in Appendix B of the Main Document should be amended to include the additional and updated information set out in the Councils' response for each site.

There are also factual updates to this section that need to be made.

For Northstowe – Phase 1, additional parcels now have detailed planning permission or a reserved matters planning application submitted, and these changes need to be captured in the commentary.

## Modifications

Amend the commentary of each of these three sites in Appendix B of the Main Document as set out in Appendix 3 to this Statement of Consultation, so that the commentary for each site includes the additional and updated information set out above. Make consequential modifications to the housing trajectory included in Figures 2 and 3.

## Document and Document Section

Main Document

Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory – Allocations in the Rural Area

## Representations Received

Support: 0    Object: 20    Comment: 2

Total: 22

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

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

- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Bloor Homes Eastern, Laragh House Developments Limited and Endurance Estates Limited) – a resolution to grant was made in August 2017, now more than two years ago. No details have been published regarding the s106 matters that remain outstanding, how these are to be resolved or a timetable for this. It is also noted that the Councils' previous housing trajectory data stated that completions were anticipated on this site in 2020/2021 demonstrating that the Council have been over ambitious in the timescales that they have included for completions from this site previously. The Councils' have not, therefore presented any evidence that housing completions will begin on site within five years. [representation 68555, 68541, 68527, 68513 and 68496]
- Abbey Properties Cambridgeshire Limited – lack of outline planning permission with s106 still not signed and having taken over 2 years to date since the Planning Committee resolution. Noted also that this was suggested to be imminent in March 2019. Demolition also required. Therefore -100 dwellings. [representation 68429]

#### **Cambourne West (land north west of Lower Cambourne)**

- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Bloor Homes Eastern, Laragh House Developments Limited and Endurance Estates Limited) – no reserved matters application has been made although the Council states that this is anticipated in autumn 2019. The information published by the Councils' confirms that the site has multiple landowners. Additionally it confirms that the site is currently controlled by the developers via an option. This information is clearly contradictory, although it is considered the second statement more accurately sets out the position. There will clearly need to be land deals made outside of the planning process once the first reserved matters for housing is approved. This questions the deliverability of the site. The site should therefore be removed from the trajectory. [representation 68556, 68542, 68528, 68514 and 68497]
- Abbey Properties Cambridgeshire Limited – lack of Reserved Matters consents. Agent notes legal access constraint. Therefore -150 dwellings. [representation 68426]

### **Land south of Babraham Road, Sawston**

- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Bloor Homes Eastern, Laragh House Developments Limited and Endurance Estates Limited) – the commentary states that the landowners will be selecting a developer in 2019. As no developer is on board there can be no certainty that a scheme will come forward or in the timescales associated with the submission of an application, its determination and the subsequent timescales for the completion of dwellings on site. There are two comparable sites Former Bayer CropScience Site, Hauxton and Cambourne - additional 950 dwellings, which took an average of 7.5 years from the submission of an application to delivery being achieved. As no application has been received, this site should be removed from the trajectory as it cannot be considered deliverable. [representation 68557, 68543, 68529, 68515 and 68498]
- Savills (on behalf of Pigeon Land) - there might very well not be sufficient clear evidence of deliverability for 25 dwellings within the five year supply. [representation 68457]
- Abbey properties Cambridgeshire Limited – no planning application. Therefore -50 dwellings. [representation 68427]

### **Green End Industrial Estate, Gamlingay**

- Abbey Properties Cambridgeshire Limited – lack of Reserved Matters application with deadline approaching. Agent notes ground conditions concern. Therefore -50 dwellings. [representation 68428]

### **Comment:**

### **Cambourne West (land north west of Lower Cambourne)**

- Gladman Developments - concerns regarding lead-in times where the anticipated delivery by the Council is considered overly optimistic. [representation 68448]
- Cambourne Town Council – generally supportive of the forecast build-out rates. The forecast peak delivery of 150 dwellings per year is broadly reasonable. This figure should be kept under review to ensure it is accurate. [representation 68398]

## **Councils' Assessment**

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

As set out in Appendix B of the draft Main Document (paragraphs B.232-B.237), the Ida Darwin Hospital part of the site is allocated for housing with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. Prior approval permission for the demolition of 18 buildings including the water tower was given in December 2018, and demolition has started on site. The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site, subject to the prior completion of a s106 agreement. The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere. The s106 agreement was signed on 29 October 2019 and the formal decision notice will be issued imminently.

The agent (on behalf of Homes England) anticipated in March 2019 that the s106 agreement will be signed imminently and indicated that a detailed planning permission will be submitted in 2019-2020. The agent has advised that the development will be delivered in two phases, with phase 1 being for 150 dwellings and phase 2 being for 53 dwellings. The agent also anticipates that development will start on site in 2020, that the first housing completions will be at the end of 2020 (on phase 1), and that the development will be completed in 2024-2025 (see questionnaire SC5 received in March 2019, included in Section A2 of the draft Annex).

The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the submission and approval of a detailed planning application(s). The Councils' typical assumptions anticipate that there is an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. Therefore, if the decision notice for the outline planning application is issued in autumn 2019 (as anticipated by the Council), based on these typical assumptions the first dwellings would be under construction in autumn 2021. The Council anticipates that this site will be completed in 2022-2027.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 203 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, has a resolution to grant detailed planning permission, the developer anticipates that the first housing completions will be in early 2022, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 100 dwellings out of the 203 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Cambourne West (land north west of Lower Cambourne)**

As set out in Appendix B of the draft Main Document (paragraphs B.256-B.261), the site has outline planning permission for up to 2,350 dwellings, retail (use classes A1-A5), offices/light industry (use class B1), community and leisure facilities (use classes D1 and D2), two primary schools and one secondary school, open space, playing fields and landscaping, which was approved in December 2017. Conditions on the planning permission allow the housebuilders two years for the submission of the first reserved matters planning application and sixteen years for the submission of all reserved matters planning applications. A planning performance agreement for the planning application process is in place. The first reserved matters planning application for strategic engineering (highways and drainage) for phase 1 was submitted in April 2019, and is being considered by the Council. Some Discharge of Conditions applications have been agreed by the Council, including the Site Wide Design Code. Further Discharge of Conditions applications are being considered by the Council. It is anticipated that the first reserved matters planning application for housing (approximately 970 homes) will be submitted in autumn 2019.

The agent on behalf of the housebuilders (Taylor Wimpey and Bovis Homes) anticipated in March 2019 that development would start on site in September 2019, that the first housing completions would be in September 2020, and that the development would be completed in 2032, with annual housing completions anticipated of up to 300 dwellings (see questionnaire GC18 received in March 2019, included in Section A2 of the draft Annex). The site is currently controlled by the developers via an option with the land purchase to take place once the first reserved matters for housing is approved.

The Council has taken a more conservative approach to delivery of this development both in terms of the timetable for delivery and the number of completions per year. The Council has assumed that the first completions will be later than proposed by the agent (on behalf of the housebuilders) to allow for the submission and approval of a reserved matters planning application(s) for housing. The Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that a reserved matters planning application for housing will be submitted in autumn 2019, and therefore based on its typical assumptions the first dwellings would be under construction in spring 2021. The Council anticipates that that this site will be completed from 2021-2022 onwards.

The housing trajectory assumes that Cambourne West as a whole will deliver no more than 150 dwellings a year, so that together this site and Bourn Airfield New Village will deliver no more than 300 dwellings a year. This is a more conservative approach than proposed by the housebuilders of land north west of Lower Cambourne and is also lower than the 220 dwellings per year average for the delivery of Cambourne so far. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.

As set out in Appendix C of the draft Main Document, the Councils consider that an annual average completion rate of 250 dwellings is an appropriate build out rate for the strategic sites. However, for Cambourne West and Bourn Airfield New Village, the Councils consider that a lower annual average completion rate of 150 dwellings is appropriate to reflect the proximity of these two developments to each other, and the possible implications of this on the build out rates that can be achieved.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 2,350 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site has outline planning permission, housebuilders (Taylor Wimpey and Bovis Homes) are controlling the site via an option, a planning performance agreement for the planning application process is in place, the agent anticipates that development will start on site in September 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 305 dwellings out of the 2,350 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply. As

set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Land south of Babraham Road, Sawston**

As set out in Appendix B of the draft Main Document (paragraphs B.274-B.277), the site is allocated in the South Cambridgeshire Local Plan 2018 for 260 dwellings. The agent (on behalf of John Huntingdon Charity, Wards Charity and RJ Driver Trust) advised in June 2019 that the landowners will be selecting a developer in 2019, and that it is anticipated that an outline planning application will also be submitted in 2019 (see questionnaire SC13 received in June 2019, included in Section A2 of the draft Annex). An initial highways study, topographical survey, utilities assessment and phase 1 ground condition report have all been undertaken to assist the selected developer with delivery of the development.

The agent has advised that the selected developer will be responsible for the submission of the outline planning application and all matters that follow; however the agent anticipates that development will start on site in 2020-2021, that the first housing completions will be in 2020-2021, and that the development will be completed by 2024-2025. Informal discussions on bringing forward the site have taken place between the Council and the agent.

The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the submission and approval of an outline planning application, and subsequent detailed planning application(s). The Councils' typical assumptions anticipate that there is an average lead-in time of 3.5 years from an outline planning application being submitted to first dwellings being under construction. Therefore, if an outline planning application is submitted in late 2019 (as anticipated by the agent), based on these typical assumptions the first dwellings would be under construction in mid 2023. The Council anticipates that this site will be completed in 2023-2029.

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 260 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, the agent has advised that the landowners will be selecting a developer in 2019, the agent has advised that it is anticipated that an outline planning application will be submitted in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

This allocation is a greenfield site for 260 dwellings on the edge of Sawston, and therefore is not comparable to the Former Bayer CropScience site at Hauxton, which was a brownfield site that required remediation to remove contamination from the previous use(s). The Councils excluded the Former Bayer CroScience site when developing its typical assumptions for lead in times (as set out in Appendix C of the draft Main Document) as the outline planning permission could not be approved until the Site Specific Policies DPD was adopted and because of the extensive remediation required. The Cambourne – additional 950 dwellings proposal is also not directly comparable, as construction of that site was not started until the majority of the Great and Lower Cambourne had been completed. This allocation on land south of Babraham Road on the edge of Sawston could be compared to

the allocation for land north of Babraham Road for which full planning permission for 158 dwellings was granted in August 2019, eleven months after the planning application was submitted, and where it is anticipated that the first dwellings will be completed in summer 2020.

The Council maintains that 25 dwellings out of the 260 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Green End Industrial Estate, Gamlingay**

As set out in Appendix B of the draft Main Document (paragraphs B.274-B.277), the site is allocated in the South Cambridgeshire Local Plan 2018 for 90 dwellings and light industrial, office and/or general industrial uses. The site has outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings and public open space, which was approved in December 2016. The planning permission covers approximately 75% of the allocation in the South Cambridgeshire Local Plan 2018 (adopted in September 2018). 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 be submitted by December 2019.

The landowner (R&H Wale Ltd and AG Wright & Sons Farms) advised in March 2019 that Morris Homes (a housebuilder) are the new contact for the site, and at that time the landowner anticipated that a detailed planning application would be submitted in April 2019. The landowner anticipated that development would start on site in September 2019, that the first housing completions would be in July 2020, and that the development would be completed in 2022-2023 (see questionnaire SC17 received in March 2019, included in Section A2 of the draft Annex). Pre-application discussions have been undertaken with a housebuilder (Morris Homes), and in early September 2019 the housebuilder anticipated that a reserved matters planning application would be submitted in September 2019 (see email SC17 received in March 2019, included in Section A2 of the draft Annex). The Council now understands that the housebuilder will be submitting their reserved matters planning application in November 2019.

The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowner to allow for the submission and approval of a detailed planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2018, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. Therefore, if a reserved matters planning application is submitted in November 2019 (as anticipated by the housebuilder), based on these typical assumptions the first dwellings would be under construction in May 2021. The Council anticipates that that this site will be completed in 2021-2023.

In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 85 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the landowner advised that Morris Homes (a housebuilder) are the new contact for the site, pre-application discussions have been undertaken with a housebuilder (Morris Homes), the housebuilder anticipates that a reserved matters planning application will be submitted in November 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 85 dwellings on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

## **Conclusions**

Changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as a result of the representations received. No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) as a result of the representations received.

The commentary of each of these four sites as set out in Appendix B of the Main Document should be amended to include the additional and updated information set out in the Councils' response for each site.

There are no factual updates to this section that need to be made.

## **Modifications**

Amend the commentary of each of these four sites in Appendix B of the Main Document as set out in Appendix 3 to this Statement of Consultation, so that the commentary for each site includes the additional and updated information set out above. Make consequential modifications to the housing trajectory included in Figures 2 and 3.

## Document and Document Section

Main Document

Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory – Unallocated Sites with Planning Permission

## Representations Received

Support: 0    Object: 21    Comment: 4

Total: 25

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

#### **Hallmark Hotel, Bar Hill**

- Abbey Properties Cambridgeshire Limited – lack of condition discharge application. Council has used their own assumed trajectory figure. Therefore -40 dwellings. [representation 68430]

#### **Land off Rampton Road, Cottenham**

- Abbey Properties Cambridgeshire Limited – lack of Reserved Matters consents and existing objections from statutory consultees. Previous aborted sale. Therefore -40 dwellings. [representation 68431]

#### **Land rear of 130 Middlewatch, Swavesey**

- Abbey Properties Cambridgeshire Limited – lack of Reserved Matters consents and objections from statutory consultees. Agent raised concerns over market conditions and no information provided in terms of trajectory so Council has used their own assumed trajectory figure. Therefore -40 dwellings. [representation 68432]

#### **Land south of 1b Over Road, Willingham**

- Savills (on behalf of Pigeon Land) – there might very well not be sufficient clear evidence of deliverability for 26 dwellings. [representation 68458]
- Abbey Properties Cambridgeshire Limited – lack of Reserved Matters consent. Landowner says site to be sold. Council has used their own assumed trajectory figure. Therefore -26 dwellings. [representation 68433]

#### **Land north and south of Bartlow Road, Linton**

- Abbey Properties Cambridgeshire Limited – Reserved Matters application refused and appeal lodged. Revised Reserved Matters application undetermined. Therefore -55 dwellings. [representation 68434]
- Linton Parish Council - it is neither justifiable nor reasonable to include this site in the trajectory as this was not allocated, is outside the village envelope and is not included in the current Local Plan. The outline has now lapsed, a reserved matters application has been refused and the second reserved matters is not addressing the issues for refusal. The outline was granted following inaccurate information on the status of the floodplain and the extent of flooding at the site. [representation 68400]

### **South of Thompsons Meadow, Trap Road, Guilden Morden**

- Savills (on behalf of Pigeon Land) – there might very well not be sufficient clear evidence of deliverability for 8 dwellings. [representation 68459]

### **Land at Teversham Road, Fulbourn**

- Savills (on behalf of Pigeon Land) – there might very well not be sufficient clear evidence of deliverability for 110 dwellings. [representation 68641]
- Abbey Properties Cambridgeshire Limited – lack of Reserved Matters application with deadline approaching. Not clear whether a developer is involved. Therefore -110 dwellings. [representation 68435]

### **South of 279 St Neots Road, Hardwick**

- Abbey Properties Cambridgeshire Limited – Reserved Matters application and discharge of conditions withdrawn. Council has used their own assumed trajectory figure. Therefore -112 dwellings. [representation 68436]

### **Rear of 79 High Street, Melbourn**

- Savills (on behalf of Pigeon Land) – there might very well not be sufficient clear evidence of deliverability for 18 dwellings. [representation 68460]

### **Land adjacent to Longstanton Road, Over**

- Abbey Properties Cambridgeshire Limited – no decision on application to vary the approved plans. Agent lists various delivery issues including market conditions and archaeology. Therefore -26 dwellings. [representation 68437]

### **Land at Meldreth Road, Shepreth**

- Abbey Properties Cambridgeshire Limited – lack of any conditions discharged. Not clear whether developer is involved. Council has used their own assumed trajectory figure. Therefore -25 dwellings. [representation 68438]

### **Land off Grafton Drive, Caldecote**

- Abbey Properties Cambridgeshire Limited - no Reserved Matters application. Landowners says site needs to be sold. Therefore -30 dwellings.

### **Horseheath Road, Linton**

- Abbey Properties Cambridgeshire Limited – pending outline planning application (2017 application). Landowner says site needs to be sold. Therefore -42 dwellings. [representation 68440]
- Linton Parish Council – it is neither justifiable nor reasonable to include this site in the trajectory as this was not allocated, is outside the village envelope and is not included in the current Local Plan. The outline approval might not be valid due to the inclusion of land not in the possession of the then owner - The Diocese of Ely. [representation 68401]

### **Land off Fen End, Over**

- Abbey Properties Cambridgeshire Limited – need for re-plan of the scheme according to landowner. No further planning applications or discharge of conditions. Therefore -20 dwellings. [representation 68441]

#### **Land north east of Rampton Road, Cottenham**

- Savills (on behalf of Pigeon Land) – there might very well not be sufficient clear evidence of deliverability for 154 dwellings. [representation 68462]
- Abbey Properties Cambridgeshire Limited – no reserved matters application. Not clear whether a developer is involved. Council has used their own assumed trajectory figure. Delivery of 74 dwellings in one year is very unrealistic. Therefore -154 dwellings. [representation 68442]

#### **Land rear of 46-56 The Moor, Melbourn**

- Abbey Properties Cambridgeshire Limited – no progress with planning conditions. No landowner response. Council has used their own assumed trajectory figure. Therefore - 23 dwellings. [representation 68443]

#### **Comment:**

#### **Land rear of Cygnus Business Park, Swavesey**

- Middle Level Commissioners – it is understood that three dwellings remain to be built within the next year. A Discharge Consent, as required under the Board's Byelaws, has not been sought for the existing development which is therefore illegal. [representation 68406]

#### **18 Boxworth End, Swavesey**

- Middle Level Commissioners – it is noted that this development will be constructed during 2021/22. This development will require the provision of infrastructure possibly including a telemetry system to control the discharge into the adjacent Award Drain. The Board considers it appropriate that its requirements are met before work commences on site. Whilst some initial discussion has occurred the developer has not yet provided any meaningful proposals or sought the Board's approval. [representation 68407]

#### **Land rear of 130 Middlewatch, Swavesey**

- Middle Level Commissioners – it is noted that this development will be constructed during 2021/23. This development will require the provision of infrastructure possibly including a telemetry system to control the discharge into the adjacent Award Drain. The Board considers it appropriate that its requirements are met before work commences on site. Whilst a meeting has been held with the developer's consultant and discussion has occurred, the developer has not yet provided any meaningful proposals or sought the Board's approval. [representation 68408]

#### **Land south of Fen Drayton Road, Swavesey**

- Middle Level Commissioners – it is noted that this development will be constructed during 2020/23. This development will require the provision of infrastructure possibly including a telemetry system to control the discharge into the adjacent Flood Risk Management System. The Board considers it appropriate that its requirements are met before work commences on site. Whilst a meeting has been held with the developer's consultant and discussion has occurred the developer has not yet provided any meaningful proposals or sought the Board's approval. [representation 68409]

## **Councils' Assessment**

### **Land rear of Cygnus Business Park, Swavesey**

The Middle Level Commissioners have advised that a Discharge Consent, as required under their Board's Byelaws, has not been sought for the existing development which is therefore illegal. The developer (Starburst Property Ltd) will need to resolve this technical issue with the Middle Level Commissioners, taking account of the plans approved by the Council. This is a technical issue that can be resolved and that is unlikely to cause any delay to the delivery of the site.

### **18 Boxworth End, Swavesey**

The Middle Level Commissioners have advised that this development will require the provision of infrastructure to control the discharge into the adjacent Award Drain and that the Board considers it appropriate that its requirements are met before work commences on site. The outline and reserved matters planning permissions for this site include conditions relating to surface water discharge and management, and these conditions have been discharged by the Council. Any further discussions relating to the delivery of specific infrastructure relating to surface water drainage on this site will need to be between the housebuilder (Matthew Homes) and the Middle Level Commissioners, taking account of the plans approved by the Council. This is a technical issue that can be resolved and that is unlikely to cause any delay to the delivery of the site.

### **Hallmark Hotel, Bar Hill**

As set out in Appendix B of the draft Main Document (paragraphs B.398-B.400), the site has full planning permission for 40 dwellings, which was allowed on appeal in June 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission, therefore by June 2020. It is understood that the site is now being taken forward by Sanctuary Housing and that all the dwellings will now be affordable. Some discharge of conditions applications have been agreed by the Council.

The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by June 2018, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in June 2020. As the proposal is largely flats in blocks, it is likely that the housing completions will all be within one year. The Council anticipates that this site will be completed in 2021-2022.

The site has full planning permission and therefore falls within part (a) of the definition of deliverable. The developer still has seven months to make a material start on site so that the planning permission will not lapse. There is no clear evidence that the site will not be delivered within five years. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 40 dwellings fall with part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning

permission, some discharge of conditions applications have been agreed, the site is in the ownership of a developer (Sanctuary Housing), the developer has until June 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years.

The Council maintains that this site of 40 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Land off Rampton Road, Cottenham**

As set out in Appendix B of the draft Main Document (paragraphs B.401-B.403), the site has outline planning permission for up to 200 dwellings, which was approved in August 2017. Duplicate reserved matters planning applications for 200 dwellings following the demolition of 117 Rampton Road were submitted in July 2019 by Redrow Homes, and are being considered by the Council. It is anticipated that these reserved matters planning applications will be recommended for approval by the end of 2019. Gladman Developments anticipated in March 2019 that development would start on site in 2020-2021, that the first housing completions would be in the same year, and that the development would be completed in 2025-2026 (see questionnaire SC47 received in March 2019, included in Section A2 of the draft Annex).

In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 199 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site has outline planning permission, is in the ownership of a housebuilder (Redrow Homes), duplicate detailed planning applications for 200 dwellings following demolition of the existing dwelling are being considered by the Council and it is anticipated that they will be recommended for approval by the end of 2019, and the developer has advised that works can start on site in 2020-2021. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 139 dwellings (net) out of the 199 dwellings (net) on this site are deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **Land rear of 130 Middlewatch, Swavesey**

As set out in Appendix B of the draft Main Document (paragraphs B.410-B.412), the site has outline planning permission for up to 70 dwellings and the demolition of an existing dwelling, which was allowed on appeal in July 2017. A reserved matters planning application for the demolition of an existing dwelling and erection of 70 dwellings was submitted in May 2019, and is being considered by the Council. It is anticipated that this reserved matters planning application will be recommended for approval by the end of 2019. The housebuilder (Bushmead Homes) anticipated in March 2019 that development would start on site in October 2019, that the first housing completions would be in October 2020, and that the development would be completed by October 2021 (see questionnaire SC50 received in March 2019, included in Section A2 of the draft Annex).

The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for the approval of a reserved matters planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2020, based on an average lead-in time of 18 months from a reserved matters application being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023.

In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 69 dwellings (net) fall within part (b) of the definition of deliverable. This site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Bushmead Homes), a reserved matters planning application for the development is being considered by the Council and it is anticipated that it will be recommended for approval by the end of 2019, the housebuilder has advised that works can start on site in October 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Middle Level Commissioners have advised that this development will require the provision of infrastructure to control the discharge into the adjacent Award Drain and that the Board considers it appropriate that its requirements are met before work commences on site. The outline planning permission for this site includes conditions relating to surface water discharge and management, and these conditions will need to be discharged by the Council. Any further discussions relating to the delivery of specific infrastructure relating to surface water drainage on this site will need to be between the housebuilder (Bushmead Homes) and the Middle Level Commissioners, taking account of the plans approved by the Council when the conditions are discharged. This is a technical issue that can be resolved and that is unlikely to cause any delay to the delivery of the site.

The Council maintains that this site of 69 dwellings (net) is deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **Land south of 1b Over Road, Willingham**

As set out in Appendix B of the draft Main Document (paragraphs B.410-B.412), the site has outline planning permission for erection of 26 dwellings, which was approved in August 2017. 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 be submitted by August 2020. A Discharge of Conditions application has been agreed. The landowner has advised that the site is in the process of being sold.

The landowner or developer still has nine months to submit a new reserved matters planning application so that the outline planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 26 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the landowner has advised that he is currently in the process of selling the site, and the Councils' typical assumptions anticipate

that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that this site of 26 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **Land north and south of Bartlow Road, Linton**

As set out in Appendix B of the draft Main Document (paragraphs B.420-B.422), the site has outline planning permission for up to 55 dwellings, which was approved in September 2017. A reserved matters planning application for 55 dwellings was submitted in July 2019 and will be considered by the Council's planning committee in November 2019 – it has been recommended for approval. An alternative reserved matters planning application for 55 dwellings was refused in May 2019 due to the proposed design of the development, and an appeal has been lodged. An alternative outline planning application for up to 55 dwellings was submitted in June 2019 and is being considered by the Council. The developer (Abbey Developments) anticipated in March 2019 that development would start on site in 2019, that the first housing completions would be in 2020, and that the development would be completed in 2021 (see questionnaire SC53 received in March 2019, included in Section A2 of the draft Annex).

The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for the submission and approval of a detailed planning application. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2022, based on an average lead-in time of 3.5 years from an outline planning application being submitted to first dwellings being under construction.

In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 55 dwellings fall into part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, an alternative outline planning application is being considered by the Council, the site is in the ownership of a developer (Abbey Developments), the developer has advised that development will start on site in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

Linton Parish Council believe that it is neither justifiable nor reasonable to include this site in the trajectory as this was not allocated, is outside the village envelope and is not included in the current Local Plan. The actual and predicted completions included in the housing trajectory are used by the Council to demonstrate that the housing requirement for South Cambridgeshire of 19,500 dwellings between 2011 and 2031 as set out in the adopted South Cambridgeshire Local Plan 2018 will be met, and also to demonstrate that together with Cambridge City Council they have a housing land supply of over five years. To exclude 'five year supply' sites from these calculations, would mean that together with Cambridge City Council, the Councils cannot demonstrate a five year housing land supply and therefore the district would be subject to further speculative planning applications.

The Council maintains that this site of 55 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply.

### **South of Thompsons Meadow, Trap Road, Guilden Morden**

As set out in Appendix B of the draft Main Document (paragraphs B.423-B.426), the site has outline planning permission for up to 16 dwellings, which was approved in October 2017. 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 be submitted by October 2020.

The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by October 2019, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before October 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that that this site will be completed in 2022-2023.

The developer still has eleven months to submit a new reserved matters planning application so that the outline planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 16 dwellings fall within part (b) of the definition of deliverable. This site is considered deliverable as the site has outline planning permission and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that this site of 16 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Land at Teversham Road, Fulbourn**

As set out in Appendix B of the draft Main Document (paragraphs B.433-B.436), the site has outline planning permission for up to 110 dwellings with public open space, which was approved in October 2017. The agent on behalf of the landowner (Castlefield International Ltd) advised in March 2019 that development would start on site in 2019-2020, that the first housing completions would be in 2020-2021, and that the development would be completed in 2022-2023 (see questionnaire SC57 received in March 2019, included in Section A2 of the draft Annex).

The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for the

submission and approval of a detailed planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by early 2021 (if a reserved matters application is submitted in Summer 2019 as anticipated by the agent), based on an average lead-in time of 18 months from a reserved matters application being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2024.

A reserved matters planning application for up to 110 dwellings with public open space was submitted in September 2019, and is being considered by the Council. It is anticipated that this reserved matters planning application will be recommended for approval in early 2020. Using the Councils' typical assumptions, the first dwellings would be under construction by March 2021 based on an average lead-in time of 18 months from a reserved matters application being submitted to first dwellings being under construction. The Council therefore still anticipates that this site will be completed in 2021-2024.

In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 110 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, a reserved matters planning application is being considered by the Council, the agent has advised that works can start on site in 2019-2020, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that this site of 110 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **South of 279 St Neots Road, Hardwick**

As set out in Appendix B of the draft Main Document (paragraphs B.445-B.448), the site has outline planning permission for residential development of up to 155 dwellings following demolition of two existing dwellings, which was approved in August 2018. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2020. The agent (on behalf of Clarion Housing Group) has advised that a detailed planning application for 155 dwellings following the demolition of two existing dwellings was submitted to the Council; however it was withdrawn in March 2019 to enable the developer to consider the objections raised (see email SC61 received in May 2019, included in Section A2 of the draft Annex). At that time, the agent also advised that Clarion Housing Group is keen to deliver the development, and a revised detailed planning application is being prepared.

The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a revised reserved matters application will need to be submitted, and the Councils' typical

assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before August 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2022-2025.

The developer still has nine months to submit a new reserved matters planning application so that the outline planning permission will not lapse. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 153 dwellings (net) fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site has outline planning permission, is in the ownership of a developer (Clarion Housing Group), the agent has advised that a revised detailed planning application is being prepared, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that 112 dwellings (net) out of 153 dwellings (net) are deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Rear of 79 High Street, Melbourn**

As set out in Appendix B of the draft Main Document (paragraphs B.452-B.455), the site has outline planning permission for 18 dwellings, which was approved in February 2018. A condition on the planning permission allows the housebuilder two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by February 2020.

The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by February 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before February 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that the site will be completed 2021-2022.

The developer still has three months to submit a reserved matters planning application so that the outline planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 18 dwellings fall within part (b) of the definition of deliverable. This site is considered deliverable as the site has

outline planning permission and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that this site of 18 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Land adjacent to Longstanton Road, Over**

As set out in Appendix B of the draft Main Document (paragraphs B.462-B.464), the site has full planning permission for 26 dwellings, which was approved in January 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission, therefore by January 2021.

A Variation of Conditions application seeking to make layout and design changes has been recommended for approval, and it is anticipated that the decision notice will be issued by the end of 2019. The housebuilder (Bushmead Homes) in March 2019 anticipated that development would start on site in November 2019, that the first housing completions would be in November 2020, and that the development would be completed by July 2021 (see questionnaire SC66 received in March 2019, included in Section A2 of the draft Annex).

As it is now unlikely that development will start on site in November 2019, the Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by January 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in January 2021. The Council anticipates that this site will be completed in 2021-2023.

The site has full planning permission and therefore falls within part (a) of the definition of deliverable. The developer still has fourteen months to make a material start on site so that the planning permission will not lapse. There is no clear evidence that the site will not be delivered within five years. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 26 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Bushmead Homes), and the developer has advised that development will start on site in November 2019.

The Council maintains that this site of 26 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

## **Land at Meldreth Road, Shepreth**

As set out in Appendix B of the draft Main Document (paragraphs B.465-B.467), the site has full planning permission for 25 dwellings, which was approved in August 2018. A condition on the planning permission requires that the development begins within two years from the date of the permission, therefore by August 2020. Discharge of Conditions applications are being considered by the Council.

The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, at March 2019 no construction had started on site. The Council has taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in August 2020. The Council anticipates that this site will be completed in 2021-2022.

The site has full planning permission and therefore falls within part (a) of the definition of deliverable. The developer still has nine months to make a material start on site so that the planning permission will not lapse. There is no clear evidence that the site will not be delivered within five years. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 25 dwellings fall with part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a developer (This Land), the developer has until August 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years.

The Council maintains that this site of 25 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

## **Land off Grafton Drive, Caldecote**

As set out in Appendix B of the draft Main Document (paragraphs B.471-B.474), the site has outline planning permission for up to 58 dwellings, which was approved in December 2017. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by December 2019. Positive pre-application discussions have taken place with a developer and prospective purchaser. A reserved matters planning application for 58 dwellings was received in September 2019 and is in the process of being validated. It is anticipated that this reserved matters planning application will be determined in early 2020.

The landowners (Welbeck Strategic Land, Mr Fletcher and Mrs Fletcher) advised in March 2019 that they were in discussions with a housebuilder regarding the sale of the site. The landowners anticipated that development would start on site in mid / late 2020, that the first housing completions would be in mid / late 2021, and that the development would be

completed two years after starting on site (see questionnaire SC69 received in March 2019, included in Section A2 of the draft Annex).

The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowners to allow for the sale of the site to be completed and the submission and approval of a reserved matters planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2019, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before December 2019 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2022-2024.

In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 58 dwellings fall within part (b) of the definition of deliverable. This site is considered deliverable as the site has outline planning permission, a reserved matters planning application for 58 dwellings was received in September 2019 and is in the process of being validated, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that this site of 58 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Horseheath Road, Linton**

As set out in Appendix B of the draft Main Document (paragraphs B.478-B.480), the site has outline planning permission for no more than 42 dwellings, which was approved in March 2018. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by March 2020. Pre-application discussions have been undertaken with a housebuilder, and it is anticipated that a reserved matters planning application will be submitted in December 2019.

The agent on behalf of the landowner (Ely Diocesan Board of Finance) advised in March 2019 that the site will shortly be transferred to a developer and it is anticipated that a detailed planning application will be submitted in 2019. The agent anticipated that development would start on site in 2019, that the first housing completions would be in 2020, and that the development would be completed in 2021 (see questionnaire SC71 received in March 2019, included in Section A2 of the draft Annex).

The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the transfer of the site to a developer to be completed and the submission and approval of a detailed planning application(s). The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by March 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before March 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023.

In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 42 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the landowner has advised that the site will shortly be transferred to a developer, the agent anticipates that development will start on site in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that this site of 42 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

Linton Parish Council believe that it is neither justifiable nor reasonable to include this site in the trajectory as this was not allocated, is outside the village envelope and is not included in the current Local Plan. The actual and predicted completions included in the housing trajectory are used by the Council to demonstrate that the housing requirement for South Cambridgeshire of 19,500 dwellings between 2011 and 2031 as set out in the adopted South Cambridgeshire Local Plan 2018 will be met, and also to demonstrate that together with Cambridge City Council they have a housing land supply of over five years. To exclude 'five year supply' sites from these calculations, would mean that together with Cambridge City Council, the Councils cannot demonstrate a five year housing land supply and therefore the district would be subject to further speculative planning applications.

### **Land off Fen End, Over**

As set out in Appendix B of the draft Main Document (paragraphs B.481-B.483), the site has full planning permission for 20 dwellings, which was approved in March 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. A Variation of Conditions application to amend the layout of the development was submitted in September 2019 and is being considered by the Council. A

Discharge of Conditions application is being considered by the Council. The developer advised in May 2019 that archaeology needs to be undertaken and that amendments to the planning application are being sought, and therefore it is unlikely any dwellings will be completed this year (see email SC72 received in May 2019, included in Section A2 of the draft Annex).

The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by March 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in March 2021. The Council anticipates that this site will be completed in 2021-2022.

The site has full planning permission and therefore falls within part (a) of the definition of deliverable. The developer still has sixteen months to make a material start on site so that the planning permission will not lapse. There is no clear evidence that the site will not be delivered within five years. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 20 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has full planning permission, is in the ownership of a developer (Granary Developments), a Variation of Conditions application to amend the layout of the development was submitted in September 2019 and is being considered by the Council, the developer has until March 2021 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years.

The Council maintains that this site of 20 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Land south of Fen Drayton Road, Swavesey**

The Middle Level Commissioners have advised that this development will require the provision of infrastructure to control the discharge into the adjacent Flood Risk Management System and that the Board considers it appropriate that its requirements are met before work commences on site. The outline and reserved matters planning permissions for this site include conditions relating to surface water discharge and management, and these conditions have partially been discharged by the Council. Any further discussions relating to the delivery of specific infrastructure relating to surface water drainage on this site will need to be between the housebuilder (Bloor Homes) and the Middle Level Commissioners, taking account of the plans approved by the Council. This is a technical issue that can be resolved and that is unlikely to cause any delay to the delivery of the site.

### **Land north east of Rampton Road, Cottenham**

As set out in Appendix B of the draft Main Document (paragraphs B.495-B.497), the site has outline planning permission for 154 dwellings, which was approved in May 2018. A condition

on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by May 2020. Pre-application discussions are in progress with the developer, and it is anticipated that a reserved matters planning application will be submitted in early 2020.

The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before May 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2024.

In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 154 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the site is in the ownership of a developer (This Land), the developer has until May 2020 to submit a reserved matters planning application, it is anticipated that a reserved matters planning application will be submitted in early 2020, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

The Council maintains that this site of 154 dwellings is deliverable and can contribute to the Greater Cambridge five year housing land supply. As set out above, it is appropriate and reasonable to use the Councils' typical assumptions for lead-in times and build out rates to demonstrate that a site is deliverable.

### **Land rear of 46-56 The Moor, Melbourn**

As set out in Appendix B of the draft Main Document (paragraphs B.498-B.500), the site has full planning permission for 23 dwellings, which was approved in August 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission, therefore by August 2021. The Council understands that this site is in the process of being sold, and that the developer is looking to start on site in spring 2020.

The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in August 2021. The Council anticipates that this site will be completed in 2022-2023.

The site has full planning permission and therefore falls within part (a) of the definition of deliverable. The developer still has twenty-one months to make a material start on site so that the planning permission will not lapse. There is no clear evidence that the site will not be delivered within five years. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 23 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the landowner has until August 2021 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years.

## **Conclusions**

Changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as a result of the representations received. No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) as a result of the representations received.

The commentary of each of these sites as set out in Appendix B of the Main Document should be amended to include the additional and updated information set out in the Councils' response for each site.

There are also factual updates to this section that need to be made.

For land between 66-68 Common Lane in Sawston and land north of Linton Road in Great Abington, these sites now have detailed planning permission and therefore this change needs to be captured in the commentary.

## **Modifications**

Amend the commentary of each of these sites in Appendix B of the Main Document as set out in Appendix 3 to this Statement of Consultation, so that the commentary for each site includes the additional and updated information set out above. Make consequential modifications to the housing trajectory included in Figures 2 and 3.

## Document and Document Section

Main Document

Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory – Unallocated Sites with Resolution to Grant Planning Permission

## Representations Received

Support: 0    Object: 0    Comment: 1

Total: 1

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- Cambourne Town Council – the inclusion of unallocated sites with a resolution to grant planning permission is contrary to several recent appeal decisions (e.g. Bures Hamlet ref: 3207509 and Woolpit ref: 3194926) that make clear permissions issued after the base date should not be counted (including sites subject to a resolution to grant at the base date). There does not appear to be any reliance in the forecast supply on such sites and it is unclear why this reference is included as it simply serves to open up the Council's methodology to criticism. [representation 68397]

## Councils' Assessment

The definition of deliverable, as set out in the glossary of the NPPF (published in February 2019) states that for a site to be considered deliverable, it should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years. The definition then sets out how particular sites should be considered against this definition depending on their planning status.

Although the definition of deliverable does not specifically refer to unallocated sites with a resolution to grant planning permission, the Councils consider that in some instances these sites can be considered as deliverable, especially if it is known that the s106 agreement will be signed and the decision issued soon after the base date of the five year supply period.

Three unallocated sites with resolutions to grant planning permission at 31 March 2019 have been assessed and are included within the housing trajectory; however at the point of publishing the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supp – Main Document (September 2019) none of these sites were considered deliverable as explained at paragraphs B.517 – B.524 in Appendix B.

One further unallocated site at the corner of Capper Road and Cody Road in Waterbeach with a resolution to grant planning permission from the Council's planning committee in August 2018, is included in the housing trajectory. Although it had a resolution to grant planning permission at the base date for the five year housing land supply period (31 March 2019), it now has full planning permission with the decision notice issued in June 2019. This

site is included in the unallocated sites with planning permission, and the Council has assessed this site as deliverable as it has full planning permission. It is therefore included in the five year housing land supply, as explained at paragraphs B.510-B.512 in Appendix B of the draft Main Document.

The decision notice for one of the remaining sites with a resolution to grant planning permission has now been issued. The s106 was signed and the decision notice for full planning permission for the demolition of existing buildings and the erection of 14 dwellings at 291 Hills Road in Cambridge was issued in August 2019. Although the Council had previously not assessed this site as deliverable, now that the site has full planning permission it falls within part (a) of the definition of deliverable, and therefore can be considered deliverable as although the Council has not received a completed questionnaire from the developer of this site there is no evidence that the site will not be delivered within five years.

## **Conclusions**

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

However, there are factual updates to this section that need to be made.

The decision notice for full planning permission has now been issued for the site at 291 Hills Road in Cambridge, and therefore it now falls within part (a) of the definition of deliverable. Therefore, the commentary for this site as set out in paragraphs B.517-B.519 of the draft Main Document and the housing trajectory in Figure 2 need to be updated.

## **Modifications**

Move the heading ‘291 Hills Road, Cambridge (see Table C4)’ and paragraphs B.517-B.519 to follow paragraph B.342.

Amend the commentary for this site in Appendix B of the Main Document as set out in Appendix 3 to this Statement of Consultation, so that the commentary for this site includes the additional and updated information set out above. Make consequential modifications to the housing trajectory included in Figures 2 and 3.

## Document and Document Section

Main Document

Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory – Windfall Allowance

## Representations Received

Support: 0    Object: 0    Comment: 1

Total: 1

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- Fen Ditton Parish Council – object to the provision in the trajectory for windfall sites being the basis on which developers apply in Fen Ditton. [representation 68375]

## Councils' Assessment

The Greater Cambridge housing trajectory consists of anticipated completions on sites allocated in the adopted Local Plans and Area Action Plans, on unallocated sites with planning permission, on unallocated sites of 10 dwellings or more (net) with a resolution to grant planning permission, and from a windfall allowance. The Councils know that unallocated sites will continue to come forward through planning permissions and be delivered within the plan period. It is therefore important to that this source of housing supply is included in the housing trajectory. The windfall allowance anticipates this supply from unallocated sites that do not currently have planning permission, based on evidence of historic supply from windfalls.

The adopted South Cambridgeshire Local Plan 2018 sets out the planning policies that will be used when determining any planning applications for unallocated sites in the district. All planning applications are considered against national and local planning policies, alongside any other material considerations. The windfall allowance for South Cambridgeshire is an overall total for the whole district, and therefore it may be that no unallocated sites come forward in Fen Ditton. However, the adopted planning policies in the South Cambridgeshire Local Plan 2018 do allow for small windfall developments to come forward within the development framework of Fen Ditton.

## Conclusions

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

Factual updates need to be made to this section, as a result of the other changes made to the housing trajectory.

## **Modifications**

Amend the commentary for these sites in Appendix B of the Main Document as set out in Appendix 3 to this Statement of Consultation. Make consequential modifications to the housing trajectory included in Figures 2 and 3.

## Document and Document Section

Main Document

Appendix C: Evidence of Lead-In Times, Lapse Rates and Build Out Rates – Lead-in Times for sites of 10 dwellings or more (net)

## Representations Received

Support: 0    Object: 0    Comment: 10

Total: 10

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- Savills (on behalf of Pigeon Land) – for strategic sites, the evidence of lead-in times has not been used for the projected lead-in times on the largest new sites, instead the projected timescales are based on assumptions made by the Councils and applicants where there is often an in-built sub-conscious optimism that leads assumptions that are not realised. The time taken from the submission of an application to the commencement of construction of the first dwelling cannot be the same as the time taken to the completion of that dwelling. Concerned that the evidence used to arrive at some of the proposed typical lead-in times for non-strategic sites is somewhat limited. [representation 68468]
- Savills (on behalf of Pigeon Land) – proposed 'typical' lead-in times is not supported by the evidence. Five sites have been excluded. Removing five 'abnormal' sites skews the evidence. The reasons given for the exclusion of some sites are not considered to be 'abnormal' and there are sites included in the trajectory to which these 'abnormal' factors are applicable. [representation 68466]
- Rapleys (on behalf of Mactaggart and Mickel) – in principle the identification of assumptions is consistent with the PPG. The Councils have elected to exclude a number of sites they consider to be 'abnormal', however these instances affect many major sites and are not untypical. Data is unduly positively skewed. The assumptions made appear to relate to the interval between approval and a 'start on site' rather than to first housing completions. It is not unusual for 6-9 months between the start of development and the first houses being finished and released onto the market. Such factors must be accounted for when determining actual housing delivery. [representation 68414]
- Cambourne Town Council - recognises that larger sites have longer lead-in times and yet it would appear that there is no recognition of this in the assumptions made. Clearly at risk of challenge as it will underestimate the time it takes for delivery to start on larger sites. [representation 68394]
- Bidwells – have some concerns regarding lead-in times and how the evidence provided is applied. However, these do not affect the sites contested in this assessment and are therefore not considered further. [representation 68562]
- Carter Jonas (on behalf of on behalf of Bloomhall Ltd, Axis Land Partnerships, Endurance Estates Limited, Bloor Homes Eastern and Laragh House Developments

Limited) – given that the Councils' spatial strategies are highly reliant on strategic sites, the lead in times for these sites have been considered further, particularly as it is well documented that such sites are slow to deliver housing. NLP study identifies that the average lead-in time for sites of 2000+ dwellings is just under 7 years from the submission of a planning application, and the lead in time is similar for schemes of 1500-1999 dwellings. [representation 68571, 68572, 68573, 68574 and 68575]

## Councils' Assessment

The NPPG (as previously published in September 2018) stated that Councils may develop benchmarks and assumptions based on evidence of past trends for lead-in times, and that these could be used to test delivery information or where there is no information available from the landowner/developer to inform the assessment. The Councils have therefore collected data on the lead-in times for sites of 10 dwellings or more (net).

The Councils collated data for 55 sites on the lead-in times from validation of a planning application through to the first housing completions being recorded on the site. The sites are all either under construction or completed. The Councils monitoring of whether a planning permission is either under construction or completed is carried out annually after the 31 March each year, and therefore the exact month in which the first housing completion occurred or construction started on the first dwelling is not known.

The calculation of the lead-in time for each site has been made from the date of validation or approval of a planning application to the end of the monitoring year (31 March) in which the first dwellings were under construction or the first housing completions were recorded. In most instances, this will result in a longer lead-in time than the actual lead-in time, as dwellings start being constructed or are completed throughout the year, rather than all occurring on 31 March. The Councils have therefore taken a conservative approach to calculation of the lead-in times for each of the 55 sites considered, based on the data collected.

A site therefore may be considered to be under construction and completed in the same year. For example, Savills refer to Northstowe – Phase 1 being unable to take the same time for the site to reach it being under construction as to reach the first housing completions. However, reserved matters planning permission for parcel H1 was approved in September 2016, and the first housing completions were in 2016-2017. At 31 March 2016, no dwellings were under construction as the parcel did not have planning permission, however by 31 March 2017 13 dwellings had been completed. Therefore between 1 April 2016 and 31 March 2017, the first dwellings were under construction and then the first dwellings were completed.

Five of the 55 sites considered were excluded from the calculations used to determine typical lead-in times, as the length of time from validation of a planning application to the first dwellings being under construction or completed was abnormally long due to site specific reasons. The Councils have only excluded those sites that have significantly different lead-in times to other sites in the same category (type of planning application, location or size) and are therefore 'outliers'. The Councils have still considered sites within each of the categories considered that have a range of lead-in times, and therefore the average lead-in time for each category still includes sites that have both long and short lead-in times. The Councils

consider that the approach that they have taken is appropriate and reasonable, and where it is clear that there is not sufficient data to establish a typical assumption, no typical assumption has been developed for that category.

The Councils' typical assumptions of lead-in times, as set out in Figure 15, do not set out typical assumptions for the joint sites on the edge of Cambridge or new strategic sites which will tend to come forward through the outline and reserved matters planning permission route. As set out in paragraph C.10, the Councils consider that for these sites it is necessary to assess each site based on its individual circumstances having regard to factors such as the number of landowners, whether there is a development partner, site specific constraints and whether the development has a Planning Performance Agreement in place that sets out an agreed position on timescales for the planning application process to be met by both the Council(s) and the landowner / developer. Also, although the Councils have set out typical assumptions for outline planning applications, these are only to apply to non-strategic sites in South Cambridgeshire. By the time strategic sites reach the reserved matters planning application stage, the lead-in times are more consistent with non-strategic sites, and therefore the Councils have set out typical assumptions for reserved matters that can be applied to all sites.

As set out in paragraph C.25, the Councils' analysis of local lead-in times on sites of 10 dwellings or more (net) is broadly aligned with this national evidence. The local analysis shows that the planning application process tends to take longer (generally over 5 years) for the larger strategic sites, which again is consistent with the conclusions in the national evidence. The Councils therefore recognise that where they have included large strategic sites within the five year supply period this needs to be accompanied by clear evidence of their deliverability. The commentary in Appendix B sets out the individual circumstances and clear evidence for each of the strategic sites where this is the case.

Rapleys (on behalf of Mactaggart and Mickel) suggest that the Councils' typical assumptions do not recognise that it can take 6-9 months from the start of development and the first houses being finished and released onto the market. The data collated by the Councils on lead-in times records the time to both the first dwellings being under construction and the first dwellings being completed. In most cases, the data shows that either the time taken to first housing completion is the same as to the first dwelling being under construction, or that the first housing completions are a year later than the first dwellings being under construction. As set out above, the Councils' monitoring does not record the exact month in which the first housing completion occurred or construction started on the first dwelling. Although the Councils have not specifically set out the lead-in time from the first dwelling being under construction to the first dwelling being completed, this time lag has been considered when using the typical assumptions to inform the delivery timetable for developments. For example, the Council has assumed that the first dwellings on the development rear of 131 Middlewatch in Swavesey would be under construction by November 2020 based on its typical assumptions, but that the housing completions will not be delivered until after 1 April 2021.

Responses to representations received questioning the Councils' assessment of the lead-in times of individual sites are included in the Councils' assessment of the representations received on Appendix B.

## Conclusions

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

However, there are factual updates to this section that need to be made.

Figure 14 incorrectly records NIAB Main as being a site of 100-199 dwellings, whereas it should be recorded as a site of 100 or more.

## Modifications

In Figure 14, amend the size of NIAB Main to read:

~~100-199~~**1000 or more**

## Document and Document Section

Main Document

Appendix C: Evidence of Lead-In Times, Lapse Rates and Build Out Rates – Build Out Rates for sites of 10 dwellings or more (net)

## Representations Received

Support: 0    Object: 2    Comment: 8

Total: 10

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- Bidwells – build-out rates are affected by several factors: housing market, supply market, site specific infrastructure, affordable housing and type of housing. Average market housing sales rate per outlet should be applied where the housebuilder is known, or an average sales rate should be applied where housebuilder not known. The number of outlets is dependent on the size of the development and the saturation of the local housing market and on average a site needs a capacity of at least 600 dwellings before a second outlet can be supported. These are averages across the entire build, which is likely to see fluctuations with lower rates at the start and end. [representation 68564]
- Savills (on behalf of Pigeon Land) – we are concerned that some of the build-out rates assumed in the document are neither realistic, nor underpinned by the Councils' own evidence. The adoption of a peak annual delivery rate of c.70 dpa is supported by the evidence. [representation 68472]

### Comment:

- Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Endurance Estates Limited, Bloor Homes Eastern and Laragh House Developments Limited) – agree that the differentiation between strategic and non-strategic sites is reasonable and sensible. Figure 17 does not include all of the information contained at Figure 16, and the reasoning for this is not clear. The Councils' have included information on peak delivery but not lowest delivery rates, and the most robust approach is average figures. Need to take account of the fact that Huntingdonshire Local Plan Inspector modified the delivery rates anticipated for their strategic allocations. [representations 68548, 68534, 68520, 68506 and 68499]
- Southern & Regional Developments – although the evidence collated has shown that there has been moderate to strong delivery rates within both Council areas, it is maintained that the position of the Council remains presumptuous when looking over the longer term. [representation 68479]
- Abbey Properties Cambridgeshire Limited – we consider that the use of an assumed generic delivery rate for a number of sites adds considerable uncertainty as to the delivery of those sites. [representation 68420]
- Rapleys (on behalf of Mactaggart and Mickel) – the delivery rates are very high. It is important not to over state the number of units that can reasonably be delivered in any one year as such an approach has led to delivery falling short of projections. The assumption of up to 250 units per annum on strategic sites relies on delivery from

several sales outlets operating simultaneously. It is important that the Councils consider the likelihood of multiple sales outlets operating concurrently. [representation 68415]

## Councils' Assessment

The NPPG (as previously published in September 2018) stated that Councils may develop benchmarks and assumptions based on evidence of past trends for build out rates, and that these could be used to test delivery information or where there is no information available from the landowner/developer to inform the assessment. The Councils have therefore collected data on the build out rates for sites of 10 dwellings or more (net) for strategic sites and non-strategic sites.

For non-strategic sites, the Councils have collated data on 92 sites where the whole development or a parcel of a larger development was wholly completed between 2011 and 2019. The data records the peak number of dwellings completed per year, the average number of dwellings completed per year, and the number of years that the completions were built across. From this data, the Councils have developed typical assumptions of build out rates for non-strategic sites, based on their size. For some sizes of site, the Councils' considered that the sample was too small and it was therefore not appropriate to develop typical assumptions for this site size.

Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Endurance Estates Limited, Bloor Homes Eastern and Laragh House Developments Limited) have commented that Figure 17 does not include all of the information contained in Figure 16, and that the reasoning for this is not clear. As outlined above, the Councils had considered that the number of developments considered in some site sizes was too small to allow this data to be used to develop typical assumptions. However, having reconsidered the data and the comments made by Carter Jonas who consider that all the results in Figure 16 can be used, it is appropriate to use the data for all developments up to 199 dwellings (net) to develop typical assumptions. The Councils still consider that it is not appropriate to develop typical assumptions from the data for developments of 200 dwellings or more (net) as there is only data from one site.

The Councils recognise that some non-strategic sites will be built out quicker than anticipated by their typical assumptions and that some sites will be slower due to site specific reasons, and therefore the Councils have not rigidly applied their typical assumptions to all the sites included in the housing trajectory. The Councils also recognise that where a site is under construction, the housebuilder or developer will have a good understanding of the build out rate anticipated for that site. The Councils have therefore only used their typical assumptions for the build out rates on non-strategic sites where it is appropriate and necessary to do so as no reliable information has been provided by the developer, housebuilder or landowner.

For the strategic sites, the Councils published evidence relating to anticipated housing completions at the new settlements of Cambourne, Northstowe, Waterbeach New Town, Bourn Airfield New Village and Cambourne West during the preparation and examination of the recently adopted Local Plans. This evidence was used to inform the Greater Cambridge housing trajectory included in the adopted Local Plans, and the Inspectors concluded in their reports for both Local Plans that the Council's assessment of supply is reasonable and

evidence based. The Councils consider it appropriate to continue to use their typical assumptions for these new settlements, and also to apply these typical assumptions to the strategic sites on the edge of Cambridge. In some instances, the build out rates anticipated by the developers or landowners of the strategic sites are lower than the Councils' typical assumption of an average of 250 dwellings per year (or 150 dwellings per year at Cambourne West and Bourn Airfield New Village), in which case the Councils' consider that it is appropriate to use the information provided by the developer, landowner or housebuilder. The commentary for each of the strategic sites outlines the approach taken by the Councils as part of their assessment of the deliverability and / or developability of that site.

The Councils' Housing Land Supply Update (November 2015) sets out that there was consensus in the hearing statements for Matter 8 (Housing Land Supply and Delivery) that the average annual rate of completions for new settlements of 250 dwellings would be justified, with some, but not all, counting Bourn Airfield New Village and Cambourne West as a single new settlement. A number of the landowners, developers and housebuilders that have submitted representations to this consultation on the Greater Cambridge housing trajectory suggesting that a build out rate of 250 dwellings per year is not realistic were part of the Matter 8 hearing.

Carter Jonas (on behalf of Bloomhall Ltd, Axis Land Partnerships, Endurance Estates Limited, Bloor Homes Eastern and Laragh House Developments Limited) suggest that the Councils should take account of the conclusions of the Inspector that considered the Huntingdonshire Local Plan, as the Inspector modified the delivery rates anticipated at the strategic allocations even though Huntingdonshire District Council had agreed the delivery rates with the promoters of those sites. The Inspector concluded that three strategic allocations north west of Huntingdon, including Alconbury Weald, that together total 8,120 dwellings should have a combined maximum build out rate of 300 dwellings per year. The Inspector concluded that two strategic allocations on the edge of St Neots, that together total 3,820 dwellings should have a combined maximum build out rate of approximately 200 dwellings per year. These conclusions are broadly consistent with the proposed build out rates for the strategic sites in Greater Cambridge. The Councils have developed a typical assumption for a maximum build out rate of 250 dwellings per year across all strategic sites in Greater Cambridge. For the new settlements at Northstowe and Waterbeach New Town which are larger than the three combined strategic allocations north west of Huntingdon, the Councils proposed build out rate of 250 dwellings per year is less than that proposed by the Inspector of the Huntingdonshire Local Plan. For Cambourne West and the new village at Bourn Airfield, which are both smaller developments than the two combined strategic allocations at St Neots, the Councils proposed build out rate of 150 dwellings per year is less than that proposed by the Inspector of the Huntingdonshire Local Plan. Although the Councils have set out that the typical build out rate assumption of 250 dwellings per year applies to all strategic sites, including those on the edge of Cambridge, for the majority of these sites the Councils have used the anticipated build out rates provided by the developer or housebuilder which are less than this typical assumption. Whether or not the typical assumption of 250 dwellings per year has been used is explained in the commentary on each of the strategic sites.

Carter Jonas has also commented that the Councils have not specifically identified the strategic sites. The strategic sites that are being built out or that have not yet started being

built are: Northstowe, Waterbeach New Town, Bourn Airfield New Village, Cambourne West, North West Cambridge, Darwin Green (all phases), Cambridge East (all parcels), Trumpington Meadows, and Clay Farm.

Bidwells suggest that anticipated build out rates for all sites should be based on the average market sales rate per outlet, plus a percentage for affordable homes, taken from the annual report of the relevant housebuilder for that site, and that where the housebuilder is not known the average sales rate across all housebuilders should be used. While suggesting this approach, Bidwells recognise that these average market sales rates high significant fluctuations dependent on the size of the local housing market and the types of housing it comprises. The approach suggested by Bidwells is based on national data and does not take account of local evidence. Additionally, the other national evidence that Bidwells refer to provides average build out rates for site sizes that cover a significant range of sites, for example developments are grouped into 500-999 dwellings (a difference of 499 dwellings between the top and bottom of the group) or even 1,000-1,999 dwellings (a difference of 999 dwellings between the top and bottom of the group).

Responses to representations received questioning the Councils' assessment of the build out rates of individual sites, including their build out rates, are included in the Councils' assessment of the representations received on Appendix B.

## Conclusions

Changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as a result of the representations received. No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) as a result of the representations received.

Having reconsidered the data, the Councils consider that it is appropriate to develop typical assumptions for all non-strategic sites of up to 199 dwellings, and therefore Figure 17 should be amended to include typical assumptions for sites of 100-199 dwellings in South Cambridgeshire.

No factual updates need to be made to this section.

Paragraph C.35 does not specify the source of the information in which the Councils stated that there was a consensus in the hearing statements for Matter 8. It should therefore be updated to refer to the Housing Land Supply Update (November 2015), with a link to the document.

## Modifications

Amend Figure 17 to read:

	Size	Peak dwellings per year	Average dwellings per year	Number of years of completions

Cambridge	10-49	40	12	1
	50-99	99	90	1
	100-199	150	82	2
South Cambridgeshire	10-49	39	15	1
	50-99	80	38	2
	<b>100-199</b>	<b>90</b>	<b>60</b>	<b>3</b>

Amend the first sentence of paragraph C.35 to read:

The Councils' [Housing Land Supply Update \(November 2015\)](#) evidence set out that there was consensus in the hearing statements for Matter 8 (Housing Land Supply and Delivery) that the average annual dwelling completion rate at Cambourne over the 15 years from 1999 to 2014 was 235 dwellings, and that an average annual rate of completions for new settlements of 250 dwellings would be justified (with some, but not all hearing statements, counting Cambourne West and Bourn Airfield New Village as a single new settlement).

## Document and Document Section

Main Document

Appendix C: Evidence of Lead-In Times, Lapse Rates and Build Out Rates - Build Out Patterns for sites of 9 dwellings or less (net)

## Representations Received

Support: 0    Object: 0    Comment: 0

Total: 0

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- no representations

## Councils' Assessment

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

No factual updates need to be made to this section.

## Modifications

None.

## Document and Document Section

Main Document

Appendix C: Evidence of Lead-In Times, Lapse Rates and Build Out Rates – Lapse Rates (or Non-Implementation Rates)

## Representations Received

Support: 1    Object: 0    Comment: 1

Total: 2

## Main Issues Raised in Representations

### Support:

- Bidwells - accept the Councils' evidence on lapse and non-implementation rates. [representation 68563]

### Object:

- no representations

### Comment:

- Southern & Regional Developments – Paragraph C.56 establishes that the lapse rates are optimistic in comparison to the national average and whilst this is reflective of historic delivery, this should not wholly inform the strategy moving forward. Given that the housing market is vulnerable to outside influences, it is not appropriate for these historic rates to be continued without the incorporation of any contingency. [representation 68480]

## Councils' Assessment

The Councils consider that it is appropriate to assess the deliverability and / or developability of all extant planning permissions for 10 dwellings or more (net) and all allocations on an individual basis, rather than applying a percentage lapse rate for non-delivery. The data collected and presented in Appendix C of the draft Main Document supports this approach, as very few planning permission for 10 dwellings or more (net) are not delivered. The Councils have not assumed that all of these allocations and extant planning permissions for 10 dwellings or more (net) will be deliverable and / or developable. Each site has been assessed against the definitions of deliverable and / or developable as set out in the glossary of the NPPF (published in February 2019) and some of these sites have been assessed as being undeliverable and undevelopable, such as the allocation at Dales Manor Business Park in Sawston and the planning permission at Lion Works in Whittlesford Bridge.

For extant planning permissions for 9 dwellings or less (net), it is not feasible to assess the deliverability or developability of each site, and therefore the Councils have applied a lapse rate to these planning permissions to allow for non-delivery. Based on the evidence collected on the lapse rates of planning permissions in Cambridge and South Cambridgeshire between 2014 and 2018, the Councils have concluded that a lapse rate of 6% for non-delivery is applied to extant planning permissions for 9 dwellings or less (net) in Cambridge and of 10% in South Cambridgeshire.

By assessing the deliverability and / or developability of all extant planning permissions for 10 dwellings or more (net) and all allocations on an individual basis and by applying a lapse rate for non-delivery to all extant planning permissions for 9 dwellings or less (net), the Councils have already included a contingency within their housing trajectory and five year housing land supply calculations.

The Councils have compared their evidence on lapse rates to those suggested in the conclusions of national evidence, and found that their analysis of local lapse rates is more optimistic. NLP conclude in that national evidence that housing trajectories must adopt sensible assumptions based on local circumstances if data exists or national benchmarks. As the Councils have collected local evidence on lapse rates, it is appropriate and sensible to base its assumptions on that data, especially as national data tends to disguise fluctuations across the country.

## **Conclusions**

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

No factual updates need to be made to this section.

## **Modifications**

None.

## Document and Document Section

Main Document

Appendix D: Evidence of Windfalls

## Representations Received

Support: 0    Object: 0    Comment: 1

Total: 1

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- Southern & Regional Developments – appropriate to separate the windfall assessment between the two Councils given their significant differences, and support the exclusion of garden land from the windfall allowance calculations. However, the historic assumptions should not be applied to the future without compelling evidence that they will realistically be achieved. The figures appear overly optimistic. For rural exception sites, it is a better mechanism to plan them as part of the allocation process to provide certainty rather than relying on them coming forward as windfalls. [representation 68474]

## Councils' Assessment

### Windfall Allowance

Historic housing completions in Cambridge and South Cambridgeshire have been reviewed to identify housing completions on allocations and housing completions on windfall sites, and any housing completions on windfall sites have been reviewed to identify those completed on garden land, permitted as a 'five year supply' site in South Cambridgeshire, or on sites of 0.5 hectares or more in Cambridge. The two highest and lowest years of windfall completions were then excluded from the calculations to allow for any anomalies. The Councils have also continued to exclude garden land from their calculations of windfall completions, as required by the NPPF (published in July 2012) even though the NPPF (published in February 2019) does not include this requirement.

The data shows that within Cambridge an average of 136 dwellings per year have been completed on windfall sites between 2001 and 2018, excluding those completed on garden land and sites of 0.5 hectares or more. However, including windfall sites completed on garden land within the calculations results in an average of 161 dwellings per year in Cambridge. The data shows that within South Cambridgeshire an average of 221 dwellings per year have been completed on windfall sites between 2006 and 2018, excluding those completed on garden land and five year supply sites. However, including windfall sites completed on garden land within the calculations results in an average of 267 dwellings per year in South Cambridgeshire.

The Councils have based their windfall allowance on at least twelve years of data and have continued to exclude garden land even though they are no longer required to by the NPPF (published in February 2019). The Councils have therefore used the lower of the two figures for each local planning authority, and so the windfall allowances included in the Greater Cambridge housing trajectory are likely to be conservative estimates.

### **Rural Exception Sites for Affordable Housing**

Within South Cambridgeshire, windfall sites include rural exception sites for affordable housing which are sites for 100% affordable housing (or with the minimum amount of market housing to make them viable) on the edge of villages that can only be brought forward where there is a demonstrable local need for affordable housing. Policy H/11 of the adopted South Cambridgeshire Local Plan 2018 allows for these sites to come forward. The Council has chosen not to allocate rural exception sites for affordable housing, as once a site is allocated for housing it establishes the principle that the land is suitable for housing development in general. That site is then unlikely to be brought forward for affordable housing, instead the developer or landowner will attempt to bring the site forward for a higher proportion of market housing as its more financially appealing.

### **Conclusions**

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

No factual updates need to be made to this section.

### **Modifications**

None.

## Document and Document Section

Main Document

Appendix E: Small Sites of 9 dwellings or less (net) with planning permission at 31 March 2019

## Representations Received

Support: 0    Object: 0    Comment: 0

Total: 0

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- no representations

## Councils' Assessment

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

However, factual updates need to be made to this section.

As the housing completions figures for 2018-2019 and the housing commitments figures at 31 March 2019 have now been finalised, a small number of additional sites have been identified for inclusion in the figures xx and 26.

## Modifications

Amend Appendix E as set out in Appendix 4 to this Statement of Consultation, so that the additional sites are included and a small number of factual corrections are made to the existing data.

## Document and Document Section

Annex

A1. Evidence of Lead-In Times, Lapse Rates, Build Out Rates and Windfalls

## Representations Received

Support: 0    Object: 0    Comment: 1

Total: 1

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- Savills (on behalf of Pigeon Land) – Appendix C to the Main Document is entitled 'Evidence of Lead-In Times, Lapse Rates and Build Out Rates'. Section A1 to the Annex is very similarly entitled 'Evidence of Lead-In Times, Lapse Rates, Build Out Rates and Windfalls'. The relationship between the two is unclear; however, the evidence appears to be the same. [representation 68467]

## Councils' Assessment

Section A1 of the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) includes the detailed tables of data used to inform the evidence of lead-in times, lapse rates and build out rates set out in Appendix C of the draft Main Document.

## Conclusions

Changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as a result of the representations received. No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex (September 2019) as a result of the representations received.

To clarify the relationship between the Main Document and Annex, paragraph i of the Executive Summary of the Main Document should be amended to explain that the main document and annex should be read together.

No factual updates need to be made to this section.

## Modifications

Amend paragraph i of the Executive Summary to read:

~~This~~**The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply** document has been prepared to publish the latest Greater Cambridge housing trajectory and position on Five Year Housing Land Supply, **and is comprised of this Main Document and a separate Annex containing tables of evidence and completed questionnaires.** Greater Cambridge ~~comprises~~**consists** of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council.

## Document and Document Section

Annex

A2. Completed Questionnaires and Emails

## Representations Received

Support: 0    Object: 0    Comment: 0

Total: 0

## Main Issues Raised in Representations

### Support:

- no representations

### Object:

- no representations

### Comment:

- no representations

## Councils' Assessment

No changes are necessary to the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document or Annex (September 2019) as a result of the representations received.

However, there are factual updates to this section that need to be made.

The Councils have updated information from the landowner, developer, housebuilder or agent of four sites, and this information needs to be included in this section of the Annex.

The four sites are:

- Ridgeons, Cromwell Road, Cambridge (C6);
- Land north of Worts Causeway (C22);
- Cambridge East – land north of Cherry Hinton (GC10); and
- Waterbeach New Town (GC16a).

To clarify when the information was provided, a date that the information was received needs to be added to the start of each completed questionnaire. The emails and other notes included already have dates on them.

## Modifications

Add the following sentence to the end of paragraph A2.2:

Some additional information or updated questionnaires have been received in October 2019.

Amend paragraph A2.3 to read:

Copies of each of the completed questionnaires or emails received are included in this document, **and the date received is included on each**. Some of the

information provided by the housebuilders, developers, landowners or agents in their completed questionnaires has been redacted due to that information being identified as commercially sensitive or personal information.

Amend the headings of the table that follows paragraph A2.3 to read:

Reference Number	Site	Landowner, Developer or Housebuilder	Response Received: Questionnaire (Qu), Email (E), <b>Document (D)</b> or None (N)	Page
------------------	------	--------------------------------------	-----------------------------------------------------------------------------------	------

Amend the 'Response Received' column of C6 in the table that follows paragraph A2.3 to read:

**Qu x2**

Amend the 'Response Received' column of C22 in the table that follows paragraph A2.3 to read:

**Qu x2**

Amend the 'Response Received' column of GC10 in the table that follows paragraph A2.3 to read:

**Qu & D**

Amend the 'Response Received' column of GC16a in the table that follows paragraph A2.3 to read:

**Qu & D**

Add 'Received [month] [year]' to the start of each questionnaire.

## 5. Other Considerations

### Resolution to Grant Outline Planning Permission at Wellcome (Genome Campus), Hinxton

- 5.1. On 24 October 2019, South Cambridgeshire District Council's planning committee resolved to grant outline planning permission for a phased, mixed use development including up to 1,500 residential dwellings at Wellcome (Genome Campus) in Hinxton, subject to the prior completion of a s106 agreement. This proposal is a departure from the adopted development plan for South Cambridgeshire and the s106 agreement will need to be agreed and signed before a decision notice can be issued. The decision will also need to be referred to the Secretary of State as a departure from the development plan.
- 5.2. In assessing the deliverability and / or developability of other unallocated sites with a resolution to grant planning permission, the Councils have not found them to be deliverable until the decision notice has been issued. Given the nature of this proposed development and its size, at this time it is unlikely that any housing completions will be delivered within the 2014-2019 five year period. The Council will formally assess the deliverability and / or developability of this unallocated site against the definitions included in the glossary of the NPPF (published in February 2019) as part of preparing the next Greater Cambridge housing trajectory and five year housing land supply calculations.

# Appendix 1. Consultees

The following organisations were directly notified of the public consultation on the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document and Annex via email or post (where no email address was available). Individuals are not listed.

## Specific and General Consultees, including Parish Councils

A2 Dominion Housing Group  
Abbotsley Parish Council  
Abellio Greater Anglia  
Abington Pigotts Parish Council  
Accent Nene Housing Society Limited  
Advisory Council for the Education of Gypsy and other Travellers (ACERT)  
Affinity Water  
Age UK Cambridgeshire  
Airport Operators Association  
Anglia Ruskin University  
Anglian Water Property Services  
Anglian Water Services Limited  
Arrington Parish Council  
Ashdon Parish Council  
Ashwell Parish Council  
Babraham Village Council  
Balsham Parish Council  
Bar Hill Parish Council  
Barley Parish Council  
Barrington Parish Council  
Bartlow Parish Council  
Barton Parish Council  
Bassingbourn Parish Council  
Bedford Borough Council  
Bedfordshire and River Ivel Drainage Board  
Bedfordshire Pilgrims Housing Association (BPHA)  
Bidwells  
Bluntisham Parish Council  
Bottisham Parish Council  
Bourn Parish Council  
Bovis Homes (South East)  
Boxworth Parish Council  
Braintree District Council  
Brinkley Parish Council

British Gas  
British Horse Society  
British Romany Union  
BT Group PLC  
BT Openreach  
Building Research Council  
Caldecote Parish Council  
Cam Health  
Cam Valley Forum  
Cambourne Parish Council  
Cambridge and County Developments  
Cambridge and Peterborough Clinical Commissioning Group  
Cambridge Area Bus Users  
Cambridge Association to Commission Health (CATCH)  
Cambridge Campaign for Better Transport  
Cambridge Citizen Advice Bureau  
Cambridge Council for Voluntary Service  
Cambridge Crown Court  
Cambridge Cycling Campaign  
Cambridge Dial a Ride  
Cambridge Ethnic Community Forum  
Cambridge Federation of Tenants Leaseholders and Residents Association  
Cambridge Fire and Rescue Service  
Cambridge Fire Service (Operational Support Directorate)  
Cambridge Forum of Disabled People  
Cambridge GET Group  
Cambridge Inter- Faith Group  
Cambridge Past Present and Future  
Cambridge Race Equality & Diversity Service  
Cambridge Regional College  
Cambridge University Hospital NHS Foundation Trust  
Cambridge Water Company  
Cambridge Women's Resource Centre  
Cambridgeshire & Peterborough NHS Foundation Trust  
Cambridgeshire ACRE

Cambridgeshire and Peterborough  
 Association of Local Councils  
 Cambridgeshire and Peterborough  
 Combined Authority  
 Cambridgeshire Chamber of Commerce  
 Cambridgeshire Community Foundation  
 Cambridgeshire Constabulary  
 Cambridgeshire County Council  
 Cambridgeshire County Council –  
 Transport Assessment Team  
 Cambridgeshire Ecumenical Council  
 Cambridgeshire Fire and Rescue Service  
 Cambridgeshire Football Association  
 Cambridgeshire Local Access Forum  
 Cambridgeshire, Peterborough and South  
 Lincolnshire MIND  
 Campaign to Protect Rural England  
 (CPRE)  
 Care Network  
 Carlton Cum Willingham Parish Council  
 Castle Camps Parish Council  
 Caxton Parish Council  
 Central Bedfordshire Council  
 Centre 33  
 Chancellor, Masters and Scholars of the  
 University of Cambridge  
 Childerley Parish Council  
 Chrishall Parish Council  
 Church Commissioners (Church of  
 England)  
 Circle Anglia Housing Trust  
 Civil Aviation Authority  
 Clarion Housing Group  
 Comberton Parish Council  
 Confederation of British Industry – East of  
 England  
 Conington Parish Council  
 Conservators of the River Cam  
 Cottenham Parish Council  
 Country Land and Business Association  
 Countryside Properties  
 Croydon Parish Council  
 CTIL (on behalf of Vodafone, O2 and  
 Telephonica)  
 Daniel Zeichner MP  
 DB Schenker Rail (UK)  
 Defence Infrastructure Organisation  
 Defence Lands Ops North  
 Department for Business Innovation and  
 Skills  
 Department for Transport  
 Department of Environment, Food and  
 Rural Affairs  
 Design Council CABE  
 Disability Cambridgeshire  
 Dry Drayton Parish Council  
 Dunton Parish Council  
 Duxford Parish Council  
 Earith Parish Council  
 East Cambridgeshire District Council  
 EDF Energy  
 Education Funding Agency  
 EE Digital  
 Elmdon and Weldon Lofts Parish Council  
 Elsworth Parish Council  
 Eltisley Parish Council  
 Ely Diocesan Board  
 Ely Group of Internal Drainage Boards  
 Energetic Electricity Ltd  
 Energy Assets Pipelines Ltd  
 Environment Agency  
 EON Energy  
 EON UK PLC  
 ES Pipelines Ltd  
 ESP Electricity  
 Essex County Council  
 Everton Parish Council  
 Eynesbury Harwicke Parish Council  
 Federation of Small Businesses  
 Fen Ditton Parish Council  
 Fen Drayton Parish Council  
 Fenland District Council  
 Fenstanton Parish Council  
 Fields in Trust  
 Flagship Homes  
 Forest Heath District Council  
 Forestry Commission England  
 Fowlmere Parish Council  
 Foxton Parish Council  
 Freight Transport Association  
 Friends of the Earth  
 Friends, Families and Travellers  
 Community Base  
 Fulbourn Parish Council  
 Fulcrum Pipelines Ltd  
 Gallagher Estates  
 Girton Parish Council

Godmanchester Town Council  
Grantchester Parish Council  
Graveley Parish Council  
Great Abington Parish Council  
Great and Little Chishill Parish Council  
Great and Little Eversden Parish Council  
Great Bradley Parish Council  
Great Chesterford Parish Council  
Great Gransden Parish Council  
Great Ouse Boating Association  
Great Shelford Parish Council  
Great Thurlow Parish Council  
Great Wilbraham Parish Council  
Greater Cambridge Partnership  
GTC Pipelines Ltd  
Guilden Morden Parish Council  
Haddenham Parish Council  
Hadstock Parish Council  
Hardwick Parish Council  
Harlaxton Energy Networks Ltd  
Harlton Parish Council  
Harston Parish Council  
Haslingfield Parish Council  
Hastoe Housing Association  
Hatley Parish Council  
Hauxton Parish Council  
Haverhill Community Transport (3CT)  
Haverhill Town Council  
Hazardous Installations Inspectorate  
Health and Safety Executive  
Heidi Allen MP  
Helions Bumpstead Parish Council  
Hertfordshire County Council  
Heydon Parish Council  
Highways England  
Hildersham Parish Council  
Hilton Parish Council  
Hinxton Parish Council  
Histon & Impington Parish Council  
Historic England  
Homes and Communities Agency  
Horningsea Parish Council  
Horseheath Parish Council  
House Builders Federation  
Hundred Houses Society Limited  
Huntingdonshire Association for  
Community Transport (HACT)  
Huntingdonshire District Council

Hunts Heath – Local Commissioning  
Group  
Iceni Homes  
Ickleton Parish Council  
Indigo Pipelines  
Institute of Directors – Eastern Branch  
IWM Duxford  
Kelshall Parish Council  
Kier Partnership Homes Limited  
King Street Housing Society  
Kingston Parish Council  
Knapwell Parish Council  
Landbeach Parish Council  
Lead Local Flood Authority (LLFA)  
Linton Parish Council  
Litlington Parish Council  
Little Abington Parish Council  
Little Shelford Parish Council  
Little Thurlow Parish Council  
Little Wilbraham and Six Mile Bottom  
Parish Council  
Littlebury Parish Council  
Local Nature Partnership  
Lode Parish Council  
Lolworth Parish Council  
Longstanton Parish Council  
Longstowe Parish Council  
Lucy Fraser MP  
Luminus Group  
Marine Management Organisation  
Marshall of Cambridge (Holdings) Limited  
Melbourn Parish Council  
Meldreth Parish Council  
MENTER  
Middle Level Commissioners  
Milton Parish Council  
Mobile Broadband Network Limited (on  
behalf of Three and EE)  
Mobile Operators Association  
National Association of Health Workers  
with Travellers  
National Grid  
National House Building Council  
National Travellers Action Group  
Natural Cambridgeshire  
Natural England  
Needingworth Parish Council  
Network Rail  
Newton Parish Council

NHS Cambridgeshire and Peterborough  
Clinical Commissioning Group  
NHS England  
NHS England (Midlands & East)  
NHS Property Services Ltd (Midlands &  
East)  
North Hertfordshire District Council  
N Power Renewables  
Nuffield Hospital Cambridge  
Nuthampstead Parish Council  
Oakington and Westwick Parish Council  
Office of Rail and Road  
Office of Rail Regulation  
Offord Cluny and Offord Darcy Parish  
Council  
Openreach  
Orchard Park Community Council  
Ormiston Children's and Family Trust  
Orwell Parish Council  
Over and Willingham Internal Drainage  
Board  
Over Parish Council  
Pampisford Parish Council  
Papworth Everard Parish Council  
Papworth Saint Agnes Parish Meeting  
Papworth Hospital NHS Foundation Trust  
Papworth Trust  
Paradigm Housing Group  
Persimmon Homes East Midlands Limited  
Peterborough City Council  
Planning Inspectorate  
Post Office Property  
Potton Town Council  
Ramblers Association (Cambridge Group)  
Rampton Parish Council  
Renewable UK  
Road Haulage Association  
Romany Institute  
Royal Mail  
Royston Community Transport  
Royston Town Council  
Sanctuary Housing Association  
Sawston Parish Council  
Scottish and Southern Electricity Group  
Scottish Southern Electricity Networks  
Shelter  
Shingay-cum-Wendy Parish Council  
Shudy Camps Parish Council  
Skills Funding Agency

Smithy Fen Residents Association  
South Cambridgeshire Youth Council  
South Newnham Neighbourhood Forum  
South Staffs Water  
Southern Electric  
Sport England  
St Edmundsbury Borough Council  
St Ives Town Council  
St Neots Rural Parish Council  
Stagecoach East  
Stapleford Parish Council  
Steeple Morden Parish Council  
Stow-cum-Quy Parish Council  
Strethall Parish Council  
Stretham Parish Council  
Suffolk County Council  
Sustrans (East of England)  
Swaffham Bulbeck Parish Council  
Swaffham Prior Parish Council  
Swavesey Internal Drainage Board  
Swavesey Parish Council  
Tadlow Parish Council  
Taylor Wimpey East Anglia  
Teversham Parish Council  
The Amusement Catering Equip. Society  
(ACES)  
The Association of Circus Proprietors  
The Association of Independent Showmen  
(AIS)  
The Business Board of the  
Cambridgeshire and Peterborough  
Combined Authority  
The Cambridgeshire Cottage Housing  
Society  
The CamToo Project  
The Coal Authority  
The Crown Estate  
The Equality and Human Rights  
Commissioner  
The Gypsy Council (GCECWCR)  
The Kite Trust  
The Lawn Tennis Association  
The Magog Trust  
The National Trust  
The Papworth Trust  
The Royal Society for the Protection of  
Birds  
The Showman's Guild of Great Britain

The Society of Independent Roundabout Proprietors  
The Theatres Trust  
The Traveller Law Reform Project  
The Traveller Movement  
The Varrier Jones Foundation  
The Wildlife Trust  
Three  
Thriplow Parish Council  
Toft Parish Council  
Toseland Parish Council  
Transport for London  
Travel for Work Partnership  
Traveller Solidarity Network  
UK Power Distribution Ltd  
UK Power Networks  
University of Cambridge – Vice Chancellors Office  
Utility Assets  
Uttlesford District Council  
Virgin Media  
Visit East Anglia Limited  
Vodafone  
Waresley Parish Council  
West Suffolk (Forest Heath and St Edmundsbury Councils)  
West Wrating Parish Council  
Weston Colville Parish Council  
Wethersfield Parish Council  
Whaddon Parish Council  
Whippet Coaches Limited  
Whittlesford Parish Council  
Wicken and Upware Parish Council  
Wilburton Parish Council  
Willingham Parish Council  
Wimpole Parish Council  
Wood PLC  
Woodland Trust  
Wrestlingworth and Cockayne Hatley Parish Council  
Yelling Parish Council

**Opt-Ins to the Greater Cambridge housing trajectory and five year housing land supply**

Abbey Properties Cambridgeshire  
Artscape Management Ltd

Arup  
Axis Land Partnership  
Babraham Bioscience Technologies Ltd  
Barker Parry Town Planning  
Barwood Land  
Bedfordshire Pilgrims Housing Association (BPHA)  
Berkeley Group  
Bidwells  
Bloomhall Ltd  
Brown and Co.  
Bryant Land and Property  
Cambridge Association of Architects  
Cambridge Friends of the Earth  
Cambridgeshire FA  
CastleOak  
CBRE  
Claremont Planning  
Clarendon Land and Development  
Cofinitive  
Countryside Properties  
Cowper Griffith Architects  
Creting and Coast Limited  
David Lock Associates  
DLP Planning Ltd  
Durman Stearn  
Endurance Estates  
ESCO Developments  
Halcyon Associates  
Heatons Planning  
Hill Residential  
Home Group  
Huntingdon District Council  
IM Land  
Larkfleet Homes  
LDA Design  
Lichfields  
Linden Homes  
McCarthy and Stone  
Montana 55  
Orchestra Land  
Partners in Planning and Architecture  
Pelham Structures Ltd  
Pigeon Investment Management  
Quod  
Rapleys  
Roebuck Land and Planning  
Scott Properties  
SF Planning

South Staffs Water  
Sphere 25  
SSA Planning  
Strutt and Parker  
Tarmac Ltd  
The Listed Property Owners Club  
Tibbalds Planning  
Turley  
Urban Silence  
Wallace Land Investments  
Waresley-cum-Tetworth Parish Council  
Welding Alloys Ltd

### **Landowners, Developers, Housebuilder or Agents of Sites included in the Greater Cambridge housing trajectory**

Abbey New Homes  
Accent Housing  
ATS Euromaster  
Barratt Homes  
Barton Willmore  
BBR Architects  
Bedfordshire Pilgrims Housing Association  
(BPHA)  
Bellway Homes  
Bidwells  
Bloor Homes  
Bob Harrington Design  
Bovis Homes  
Boyer Planning  
Brooks Architects  
Brown and Co.  
CALA Homes  
Cambridge City Council  
Cambridge Investment Partnership  
Cambridgeshire Constabulary  
Cambridgeshire County Council  
Carter Jonas  
CMYK Planning and Design  
Cocksedge Building Contractors  
Countryside Properties  
Croudace Homes  
Cushman and Wakefield  
David Lock Associates  
David Reed Homes  
Deloitte  
DLP Planning Ltd

EMG Motor Group  
Flagship Group  
Freeland Rees Roberts  
Gary Johns Architects  
Gladman Developers  
Hill Residential  
Homes England  
Hopkins Homes  
Howard Sharp and Partners LLP  
Kier Living Eastern Ltd  
Land Securities PLC  
Laragh Homes  
Lichfields  
Linden Homes  
Lindum Group  
Matthew Homes  
MJ Hillson Group Ltd  
Morris Homes  
Motor Fuel Group  
National Health Service  
Neale Associates  
NP Architects  
Paul Harney Associates  
Pegasus Group  
Persimmon Homes  
Philip Law Construction  
Phillips Planning Services Ltd  
PIP Architecture  
Push Energy  
Rivertree Developments Ltd  
Redrow  
ROK Planning  
Sanctuary Housing Association  
Savills  
Taylor French Developments  
Taylor Wimpey  
Terence O'Rourke  
The Design Partnership  
The Future of 104-112 Hills Road  
The Planning Bureau  
This Land  
Topland Group PLC  
Travis Perkins  
Turley  
Twenty-Nine Architecture  
UK SAPS  
University of Cambridge  
Welbeck Land  
Welland Group

Weston Homes

## **Appendix 2. Relevant Extracts of RPS's Statement of Case that relate to the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Calculations**

## 2 PLANNING POLICY CONTEXT AND HOUSING SUPPLY UPDATE

### National Planning Policy Framework

- 2.1 As identified within the Appellants' Statement of Case, the application was determined on 19 July 2018 and was therefore considered at a time when the National Planning Policy Framework (NPPF) (2012) was engaged. Shortly after the determination of the application in July 2018 a new version of the NPPF was published as reflected in the Appellants' Statement of Case. Since the submission of the Statement of Case, the NPPF was again updated and published in February 2019.
- 2.2 Reference to the NPPF policies within the Appellants' Statement of Case remain relevant to the determination of the Appeal save as outlined below.
- 2.3 The Appellants' Statement of Case made reference to NPPF paragraph 73 with regard to the requirement for local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. However, it did not fully explore whether that requirement should be assessed against the adopted strategic policies or against the Local Housing Need. Footnote 37 in the 2019 NPPF has provided further clarity on this point by stating that the standardised methodology should be used to calculate Local Housing Need where strategic policies are more than five years old and have not been properly reviewed.
- 2.4 The Appellants recognise that the South Cambridgeshire Local Plan 2018 is clearly not more than 5 years old and that it contains strategic policies which set out the housing requirement. Accordingly the housing need should be assessed against the figure in the adopted Local Plan (an annual requirement of 975 dwellings per annum) as opposed to the higher Local Housing Need figure (an annual requirement of 1,113 dpa). However, it remains relevant to have regard to the Local Housing Need requirement given the Council is embarking on an early review of the Local Plan (see below).
- 2.5 NPPF paragraph 74 states that a five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a 'recently adopted plan', or in a subsequent Annual Position Statement.
- 2.6 The Council's Statement of Case (paragraph 7.13) notes that:
- "The NPPF sets out that a Local Plan adopted between May and 31 October will be considered 'recently adopted' until 31 October the following year. The Council has therefore established its five year housing land supply until 31 October 2019."*
- 2.7 Accordingly, at the time of the scheduled Appeal Hearing the Local Plan will no longer qualify as being 'recently adopted'. Furthermore, the *Greater Cambridge Housing Trajectory and Five Year Housing Land Supply* (GCHT5YHLS) document, published for consultation on 16 September 2019, is not an Annual Position Statement. The Council is maintaining that the five year housing land supply for 2019-24 in the GCHT5YHLS should however be used when making decisions from the date of publication for consultation.

2.8 Notwithstanding the Appellants view that such an approach undermines the purpose of consulting on the draft document, we have adopted its assumptions for the purposes of our analysis of the 5 Year Housing Land Supply (see below).

2.9 The definition of ‘deliverable’ housing sites in the Glossary has materially changed in the 2018 and 2019 versions of the NPPF from the 2012 version against which the Appeal application was determined and the 2018 South Cambridgeshire Local Plan was found sound. The definition now applies a more stringent test for housing sites to be considered deliverable from the 2012 NPPF. The 2019 version has been further changed from the 2018 NPPF to make it clearer that major sites with outline consent should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The Glossary states:

*“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

2.10 In addition to the above the 2019 NPPF includes paragraph 78 which states that:

*“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services...”*

2.11 The 2012 NPPF included at paragraph 55 that:

*“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby...”*

2.12 Paragraph 78 therefore specifically states that planning policies should identify opportunities for villages to grow and thrive and that this should especially be the case where this will support local services. This is an important distinction from the 2012 NPPF.

## Planning Policy Guidance

2.13 There have been a number of updates to Planning Policy Guidance since the submission of the Appellants’ Statement of Case. In particular, updates on 22 and 23 July 2019 related to Housing & Economic Land Availability Assessments and Housing Land Supply & Delivery. The latter provides

an exploration of ‘What constitutes a deliverable housing site in the context of plan-making and decision-taking?’ (Paragraph: 007 Reference ID: 68-007-20190722).

2.14 It states, inter alia:

*“In order to demonstrate 5 years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:*

- have outline planning permission for major development;*
- are allocated in a development plan;*
- have a grant of permission in principle; or*
- are identified on a brownfield register.*

*Such evidence, to demonstrate deliverability, may include:*

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- firm progress with site assessment work; or*
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

2.15 The PPG further explains, in the context of the information which Annual Position Statements need to include (Paragraph: 014 Reference ID: 68-014-20190722), that:

- “...for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;...”*

2.16 Therefore national policy and guidance establishes that robust, up to date, and clear evidence is required to demonstrate that sites in the Council’s trajectory will deliver housing within 5 years. The onus is therefore on the Council to provide the necessary clear evidence.

## Five Year Housing Land Supply

2.17 As referenced above, the Council published the ‘Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Main Document’ for consultation on 16 September 2019.

2.18 This document asserts that the Council, jointly with Cambridge City Council, can demonstrate a 5.3 years supply of housing land covering the period 2019-2024. It is noted that this represents a reduction in the supply position compared with the Councils five year supply calculations set out in

the adopted Local Plans (September 2018 in respect of South Cambridgeshire). The Council considers (at paragraph 48) that the key reason for this is the change in the definition of a deliverable site as set out in national policy and guidance. However, it also recognises that *“there are a number of sites in the Greater Cambridge housing trajectory where their anticipated delivery timetable is now later than had previously been anticipated”*.

- 2.19 The Appellants consider this remains the case and that the Council is still being unrealistic and overly optimistic in its delivery assumptions in the GCHT5YHLS. The Appellants have submitted representations to the consultation draft objecting to the content of the consultation document and particularly the housing trajectory on the basis of the analysis provided in Appendix B to this Statement. An extract from those representations forms **Appendix A**.
- 2.20 For the reasons set out in **Appendix B** to this Statement, the Appellants continue to contend that this is based on an optimistic and unrealistic expectation of housing delivery in the 5 year period. The Appellants consider that the Council can only demonstrate a 3.83 years supply based on the ‘Liverpool’ methodology. This falls to 3.21 years supply based on the Government’s preferred ‘Sedgefield’ methodology, and 3.90 years supply using the national ‘Standard methodology’.
- 2.21 Therefore under any of these methodologies the Council is unable, by some margin (1,463 to 2,920 dwelling shortfall), to demonstrate a 5 year housing land supply having regard to the Appellants’ revised supply analysis.
- 2.22 This is explored further below.

#### **Methodology for the Requirement for Clear Evidence of Housing Delivery**

- 2.23 The requirements listed above establish that sites can only be considered to be deliverable if clear evidence exists to demonstrate that housing completions will begin within five years.
- 2.24 The Appellants consider that the onus is firmly on the Council to demonstrate that sites are deliverable and appeal decisions confirm this requirement<sup>1</sup>
- 2.25 In light of this requirement the Appellants consider that the following information will, amongst other things, be relevant to whether a site has sufficient clear evidence to be able to be considered deliverable:
- i. The planning permission status of the site (if any), including the status of current applications (including discharging planning conditions) and whether there are ongoing objections from statutory consultees;
  - ii. Evidence of a house builder or developer being engaged (either through a planning application or information about a site being purchased);
  - iii. Comments received from the landowner/housebuilder in respect of barriers to the delivery of housing;
  - iv. The source of the estimate of a delivery rate and where one is not provided the appropriateness of using an alternative figure in light of the circumstances of the site;

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<sup>1</sup> APP/Z1510/W/18/3207509 paragraphs 63-67 and APP/R3650/W/16/3165974 paragraph 39

- v. Generic delays arising from development such as the planning system; construction milestones and the requirement for off-site work.

2.26 The Appellants do not consider this to be a ‘closed list’ as additional circumstances may exist. The list is though considered to be a useful yardstick.

2.27 Having applied the considerations above to the sites within South Cambridgeshire which the Council has listed in its most recent expression of housing land supply (the GCHT5YHLS) the Appellants consider that the Council has over estimated its five year housing land supply by at least 2,149 dwellings.

2.28 A list of the disputed sites (limited to those of 20 or more units only in the Appellants’ Position on the Impact on Supply Column) and summary of reasons are set out below:

Site	Summary of the Reasons for Reducing the Council’s Housing Land Supply Trajectory	Nº. of Dwellings Reduced
Orchard Park	Lack of Planning Permissions on Parcel Com4 with two recent applications refused. Agent suggested parcel L2 development not viable.	-105
Cambridge East	Lack of Reserved Matters for Parcel 1a) No Outline Planning Permission for Parcel 1b) Standard trajectory figure used by the Council	-278
Northstowe	Lack of Reserved Matters consents Requirement for highway improvements Landowner/housebuilder concerns about delivery	-50
Waterbeach	Lack of Reserved Matters consents on U&C scheme Lack of Outline Planning Permission for RLW land and outstanding objections from statutory consultees Permission and Application cumulatively exceed the housing allocated in the policy	-333
Bourn Airfield	Lack of Outline Planning Permission and outstanding objections from statutory consultees	-250
Cambourne West	Lack of Reserved Matters consents Agent notes legal access constraint	-150
Land south of Babraham Road, Sawston	No Planning Application.	-25
Green End Industrial Estate, Gamlingay	Lack of Reserved Matters application with deadline approaching. Agent notes ground conditions concern.	-50
Fulbourn and Ida Darwin Hospitals, Fulbourn	Lack of Outline Planning Permission for main site with S106 still not signed and having taken over 2 years to date since the Planning Committee resolution. Noted also that this was suggested to be imminent in March 2019. Demolition also required.	-100
Hallmark Hotel, Bar Hill	Lack of condition discharge application. LPA used standard trajectory for delivery.	-40

Land off Rampton Road, Cottenham	Lack of Reserved Matters consents and existing objections from statutory consultees. Previous aborted sale.	-40
Land rear of 130 Middlewatch, Swavesey	Lack of Reserved Matters consents and objections from statutory consultees. Agent raised concerns over market conditions and no information provided in terms of trajectory so Council used their own figures.	-40
Land south of 1b Over Road, Willingham	Lack of Reserved Matters consent. Landowner says site to be sold. Council used typical assumption.	-26
Land north and south of Bartlow Road, Linton	Reserved Matters application refused and appeal lodged. Revised Reserved Matters application undetermined.	-55
Land at Teversham Road, Fulbourn	Reserved Matters application undetermined.	-110
South of 279 St Neots Road, Hardwick	Reserved Matters application and discharge of conditions withdrawn. Council used typical assumptions figure.	-112
Land adjacent Longstanton Road, Over	No decision on application to vary the approved plans. Agent lists various delivery issues including market conditions and archaeology.	-26
Land at Meldreth Road, Shepreth	Lack of any conditions discharged. Not clear whether developer is involved. Council has used typical assumptions figure.	-25
Land off Grafton Drive, Caldecote	No Reserved Matters application. Landowners says site needs to be sold.	-30
Horseheath Road, Linton	Pending Outline Planning Application (2017 application) Landowner says site needs to be sold.	-42
Land off Fen Road, Over	Need for replan of the scheme according to landowner. No further planning applications or discharge of conditions.	-20
Land north east of Rampton Road, Cottenham	No reserved matters application. Not clear whether a developer is involved. Council used typical assumptions. Delivery of 74 dwellings in one year is unrealistic.	-154
Rear of 46-56 The Moor, Melbourn	No progress with planning conditions. No landowner response. Council used typical assumptions.	-23

2.29 A site-by-site analysis of the above sites is included within **Appendix B**. Also appended is a commentary and critique on the Council’s standard housing land supply trajectory assumptions.

2.30 Table 1A at **Appendix B** provides a further column which confirms that 3,326 dwellings within the Council’s alleged 5 year supply do not benefit from detailed planning permissions (Reserved Matters or Full Planning Permission). This amounts to 45% of the supply.

- 2.31 Table 4A at **Appendix B** then carries the reduced 5-year supply figure (5,215) forward through the analysis of the three methods which could be used for the purposes of calculating supply. In relation to the Liverpool method, which is favoured by the Council, the delivery is 3.83 years.
- 2.32 It is noted as an aside that a number of the assertions made in the Council's Statement of Case with regard to the delivery of these key sites are considered to be out of date and not an accurate reflection of the latest supply position. References such as "*a reserved matters planning application will be submitted in June 2019*" (in respect of Parcel H9, Northstowe Extension) and "*this outline planning application will be considered by the Council's planning committee in 201*" (*sic*) (in reference to Bourn Airfield) do not amount to 'robust, up to date, and clear evidence' in the Appellants' opinion.
- 2.33 The Appellants are also unclear on the Council's approach to windfall sites as reflected in the Council's Statement of Case, and particularly the distinction between 'five year supply sites' and other windfall sites. The 'five year supply sites' are understood to be the unallocated sites upon which planning permission was issued (on application or appeal) when the Council acknowledged it was unable to demonstrate a 5 Year Housing Land Supply. However, development on unallocated sites with planning permission are windfall sites, and therefore the Appellants are keen to ensure no double counting is involved in anticipating delivery of 220 dwellings per annum.

## 5 CONCLUSIONS

- 5.3 Furthermore, the Appellants have set out in detail in the appeal submission our substantive reservations over the robustness of the Council's five year housing land supply in the context of the higher bar set in the 2019 NPPF with regard to the 'deliverability' test. It is maintained that the Council has not provided the clear evidence required by the NPPF.

**Appendix A**  
**Extract from Appellants representations to Greater  
Cambridge Housing Trajectory and Five Year Housing  
Land Supply document consultation**



**Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Consultation  
September 2019**

This response has been produced by Abbey Properties Cambridgeshire Limited and forms their consultation response to the above document.

We note that the consultation document is not advanced as an Annual Position Statement.

The document has been produced seemingly due to the Local Plan's first anniversary which in turn means that it is no longer 'recently adopted' such that it is correct to review the housing supply position in case it has altered (which evidently is the case).

The Local Plan was adopted following an examination in public. Importantly the soundness of that plan was considered against the NPPF (2012). The more recent NPPF (2019) includes a much stricter test on whether sites should be considered to be deliverable. The Council accepts this as paragraph 48 of the consultation document.

It is disappointing though to note that the document makes no allowance for the use of the housing figure for either Council (or a combined one) which could be calculated from the use of the standard methodology for housing need: such an approach is advocated under paragraph 60 of the NPPF.

We would have expected this to be included if only to provide a potential scenario arising from an alternative approach. By our calculation the housing need per annum for South Cambridgeshire would be 1,113 dwellings per year which is a considerable increase to the 975 dwellings per annum which is assumed for South Cambridgeshire within the consultation document.

It is also concerning to note from paragraphs 4 to 6 that the Council makes no reference to the updated Planning Practice Guidance in respect of national guidance in relation to the status of combined plans (as the guidance in force when the Local Plan was adopted has now changed). We would have expected the Council to consider this given the change in policy wording.

We have undertaken a thorough review of the alleged supply in South Cambridgeshire. We have not undertaken the same exercise for sites within Cambridge City Council due to time constraints: this should not imply in any way that we agree with the assertions for any site within Cambridge City.

We have listed below the sites within South Cambridgeshire which we consider require a meaningful adjustment to the housing trajectory figures. Our conclusions here involve the assessment of the Council's evidence and adjustments have been made where the evidence is not sufficiently clear or robust. There are many examples of sites which fall short of the clear evidence requirement in our view: these include circumstances where detailed planning permissions and/or the discharge of planning conditions have not taken place; it is unclear whether developers are in place; and historic delays. We also consider that the use of an assumed generic delivery rate for a number of sites adds considerable uncertainty as to the delivery of those sites.

# Appendix B

## Appellants Disputed Sites Analysis and Tables

## Appendix B - Disputed Sites Analysis

Site
A) Orchard Park
B) Cambridge East
C) Northstowe
D) Waterbeach
E) Bourn Airfield
F) Cambourne West
G) Land south of Babraham Road, Sawston
H) Green End Industrial Estate, Gamlingay
I) Fulbourn and Ida Darwin Hospitals, Fulbourn
J) Hallmark Hotel, Bar Hill
K) Land off Rampton Road, Cottenham
L) Land rear of 130 Middlewatch, Swavesey
M) Land south of 1b Over Road, Willingham
N) Land north and south of Bartlow Road, Linton
O) Land at Teversham Road, Fulbourn
P) South of 279 St Neots Road, Hardwick
Q) Land adjacent Longstanton Road, Over
R) Land at Meldreth Road, Shepreth
S) Land off Grafton Drive, Caldecote
T) Horseheath Road, Linton
U) Land off Fen Road, Over
V) Land north east of Rampton Road, Cottenham
W) Rear of 46-56 The Moor, Melbourn

### Site A: Orchard Park

**Council Assessment:** this is contained within Paragraphs B.83 to B.91 and Responses SC2 and SC3 (page 334 of Annex A.2) of Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (Consultation – 16<sup>th</sup> September 2019) – the “Council’s Trajectory”.

The site comprises two relevant parcels: L2 and Com4 and that this will deliver 105 units over the relevant 5 year period.

For **Parcel L2** the Council considers that Parcel L2 is deliverable as it has full planning permission for a scheme including 63 dwellings. The permission is dated September 2017 and has a standard 3 year time limit for commencement to take place. To date no development has commenced.

The agent has indicated concerns over the viability of the scheme and has stated that amendments will need to be undertaken.

The agent has not provided a trajectory as to the delivery of housing and so the Council has made their own assumption. The Council has assumed that the development will commence in September

2020 before the planning permission expires and that the first dwellings will be occupied by September 2021.

For **Parcel Com4** the Council's Trajectory considers that: the site has outline planning permission and that the deadline for submitting reserved matters is March 2020; and that an alternative scheme was refused planning permission (for 93 apartments) in July 2019.

The Council has assumed that a reserved matters application will be lodged by March 2020 and that the first dwellings will be occupied within 18 months from that date.

The landowner (Marchingdale Developments Limited) has not provided a response to the Council in respect of the site.

**Appellant Assessment:** in relation to **Parcel L2** it is entirely unclear what is meant by the comment from Carter Jonas at Email SC2 dated 21<sup>st</sup> March 2019 (page 334 of Annex A.2 of the Council's Trajectory). The note asserts that due to viability issues the scheme is being varied and is due to be determined in a couple of months. We assume this relates to application S/1971/18/VC which was submitted in May 2018 and withdrawn in June 2019. To date no resubmission has been made.

No discharge of planning condition applications for Planning Permission S/1294/16/FL have been made to date. That permission includes 25 conditions with 10 conditions requiring the approval of details prior to the commencement of development: materials (C3); landscaping (C4); tree protection (C6); ecological enhancement (C7); reptile mitigation strategy (C9); contamination (C10); approval in principle from the Highway Authority (C11); surface water drainage (C14); lighting (C20); and dust (C22). There is also a condition limiting site clearance for ecological reasons between 1 March and 31 August in any year (C8).

If the developer intended to commence development under S/1294/16/FL then we would have expected conditions to be discharged or at least in the process of being.

The agent has commented that the development will take place should the permission be satisfactory. The withdrawal of a recent application to vary the approved plans indicates that the Council and the developer have yet to agree revised plans.

There is therefore no clear evidence as to the intention to develop the site under the existing Planning Permission.

The landowner appears to be Turnwood Limited. This company was though dissolved on 6<sup>th</sup> December 2016 and so it is unclear as to which company is involved in the site.

**Appellant's Conclusion on Site A Parcel L2:** the existing planning permission is, according to the agent, unviable and the expectation that the developer will implement the permission is unrealistic. The land is allocated within the Local Plan and so there would appear to be limited benefit to the developer to implementing an unviable permission.

There have been no attempts to discharge planning conditions ahead of the permission expiring in September 2020. There are 10 conditions which require discharging before development can lawfully commence.

The landowner relates to a company which has been dissolved.

**Appellant's Conclusion on Site A Parcel Com4:** the Council's assessment again assumes that the landowner will seek reserved matters consent to deliver a development which it has sought to significantly vary. The landowner has not confirmed this and it appears unrealistic to expect the developer to seek reserved matters consent for development on an allocated site on which it seemingly does not wish to build out.

The lack of progress of any reserved matters application and no response from the landowner to indicate that one is to be forthcoming confirms that there is no clear evidence that the Outline Planning Permission will not lapse. The land is allocated within the Local Plan and so there would appear to be limited benefit to the developer to implementing an unviable permission.

Neither site is therefore deliverable as there is no clear evidence of any intention to develop out either land parcel. The trajectory has therefore been reduced by 105 dwellings.

### **Site B: Cambridge East**

**Council Assessment:** this is contained within Paragraphs B.119 to B.132 and Responses GC9 to GC11 (pages 202 to 216 of Annex A.2) of the Council's Trajectory.

The site comprises of four parcels: Cambridge Airport; Land north of Newmarket Road (WING); Land north of Cherry Hinton; and Land at Coldham's Lane. The Council asserts that 808 dwellings will be completed within the 5 year supply period.

**Cambridge Airport:** no delivery allowed for.

**Land north of Newmarket Road (WING) (Site 1a):** the Council notes that Outline Planning Permission was granted in November 2016 for up to 1,300 new homes (with 12 years to submit Reserved Matters) and that Reserved Matters have to date been granted for 239 dwellings of those dwellings (in September 2019). Permission has also been granted for infrastructure works and some conditions have been discharged.

The landowners have commented (in March 2019) that all of the conditions have been discharged with the exception of contamination and that this approval is expected soon. That application (S/1773/19/DC) was approved in June 2019. The landowners suggested that the development was to commence in Spring 2019.

The Council has seemingly utilised the landowners trajectory figure which anticipates delivery rates per annum of between 110 and 225 dwellings.

The landowner has not identified any intention to submit further Reserved Matters applications.

The landowner is a housebuilder/developer and so this does not seemingly create any barrier to delivery.

**Land north of Cherry Hinton Road (Site 1b):** the Council notes the current Outline Planning Application for 1,200 dwellings (480 of which would be in South Cambridgeshire). The application was submitted in March 2018 and is undetermined. Further EIA information was lodged in March 2019 and there are objections to the scheme from the Environment Agency and the Wildlife Trust.

The landowner has anticipated that Outline Planning Permission will be granted in the Summer of 2019 and that Reserved Matters applications and applications to discharge conditions will be lodged in 2020.

The Council has seemingly not adopted the landowner's trajectory figures and has moved back the first completions.

The landowner is a developer/housebuilder.

**Land at Coldham's Lane:** this site is within Cambridge City Council's jurisdiction.

**Appellant's Assessment:** we agree that the Airport site will not deliver any housing and have not considered the Land at Coldham's Lane as it is not within South Cambridgeshire.

In relation to **Land north of Newmarket Road (WING)** we consider that some of this housing development will be delivered within the 5 year period.

In relation to **Land north of Cherry Hinton Road** we note that EIA information has been lodged and that the suggested permission date of Summer 2019 has passed. There remain objections to the scheme from the Environment Agency and the Wildlife Trust which will need to be addressed.

We also raise concerns over the pace of the delivery across both sites which exceeds 250 in two of the five years and consider that the trajectory should be reduced. We considered reducing the delivery to 239 units (which would have reduced the delivery by 569 dwellings) however given that a developer is in place for Site 1a) it is assumed (although this has not been confirmed by the landowners for Site 1a)) that some further Reserved Matters schemes will receive consent within the 5 year period and be, at least partially, completed.

In light of the above we have pushed back the delivery by 1 year (278 dwellings) which takes account of the lack of an Outline Planning Permission on Site 1b); and the lack of Reserved Matters consents on Site 1a) to fulfil the Council's suggested 5 year trajectory and the over optimistic build out rate.

### **Site C: Northstowe**

**Council Assessment:** this is contained within Paragraphs B.164 to B.207 and Responses GC13 to GC15 (pages 238-303 of Annex A.2) of the Council's Trajectory.

The site comprises of three phases. Construction of Phase 1 is underway and comprises of Parcels H1 to H13. Reserved Matters consents exist on all parcels except H9 and H13: the existing consents permit 1,278 houses.

There is a Reserved Matters application submitted for Parcel H9 which seeks permission for 190 homes. That application was submitted in August 2019 and is the subject of objections/request for amendments from statutory consultees on highway and drainage matters and an objection from the Council's urban design officer.

There is no Reserved Matters application for Parcel H13.

The landowners/housebuilders have commented in relation to sales of the houses within Phase 1 that delivery has been effected by: market conditions; too many townhouses (an urban design requirement); slow and low sales rates; slow Council responses to planning applications and conditions; and the need for infrastructure to be delivered earlier.

No response was received from a housebuilder to landowner in respect of Parcel H8 and so the Council has assumed a rate.

There are 847 dwellings which have Reserved Matters consent but are not yet occupied.

Phase 2 benefits from Outline Planning Permission for 3,500 dwellings (approved January 2017). Reserved Matters consent exists for earthworks but a current Reserved Matters application for landscaping and strategic engineering is undetermined and the subject of comments requiring further amendments from statutory consultees on highways and drainage.

The landowner (Homes England) has commented that the development will be completed post 2031 (by 2038) and that a start on site will be made in 2021/22. They have commented that the first Reserved Matters application for housing will be lodged in September 2019. This has not taken place. They note the potential for market conditions to change which would impact delivery and that the delivery of housing is dependent upon finding likeminded partners willing to build at quality and speed.

Phase 3 has been the subject of an EIA Scoping Opinion. The landowner (Homes England) has commented that the development would not commence until post 2031 but that an Outline Planning Application will be lodged in November 2019. The Council has commented that no housing will be delivered at Phase 3 within the plan period.

**Appellant's Assessment:** we agree that Phase 3 will not deliver any housing within the 5 year period.

In respect of Phase 1 there remains uncertainty over the full delivery of the housing given the objections to the Reserved Matters application for Parcel H9 and the lack of any Reserved Matters submission for Parcel H13.

There are no current Reserved Matters applications for housing for Phase 2 despite Homes England suggesting that one would be submitted in September 2019. The Council suggest that scheme would be for 406 dwellings and would be delivered by Urban Splash. The Reserved Matters application for engineering works is undetermined and seemingly requires amendments.

The landowners/housebuilder comments raise a variety of concerns over delivery and in particular the impacts from market conditions (including slow sales rates); too many town houses being with the scheme and the need for infrastructure to come forward earlier. We consider that these impacts will not be addressed until the delivery of Phase 2 or 3 of the Northstowe development as, for example, the earlier phases are largely consented with under construction and infrastructure delivery cannot be amended quickly.

Owing to the lack of Reserved Matters consents to fulfil the 5 year supply and more importantly the comments in respect of market conditions and other barriers to delivery a reduction of 50 dwellings (which represents under 5% of the 1,084 dwellings anticipated by the Council over the 5 year period) is considered to be reasonable.

#### **Site D: Waterbeach**

**Council's Assessment:** this is contained within Paragraphs B.208 to B.219 and Responses GC16 (pages 304 to 320 of Annex A.2) of the Council's Trajectory.

The site comprises of two parcels: a western and an eastern parcel.

The western parcel of the site is being led by Urban & Civic on Ministry of Defence land. That site benefits from Outline Planning Permission in September 2019 for 6,500 houses. The Permission includes 32 conditions and there is an extensive S106 agreement.

Not more than 1,600 units can be constructed until upgrade works on the A10 have taken place.

No Reserved Matters applications have been lodged to date for the land.

The landowner's response noted that the Outline Planning Permission was expected to be received in June 2019 and that a Reserved Matters application would be lodged in June 2019 also.

The eastern parcel is owned by RLW Estates and is the subject of a current Outline Planning Application for 4,500 houses. This application is the subject of objections from statutory consultees as follows: Historic England (in relation to the impacts on Denny Abbey); Natural England; Wildlife Trust and the National Trust. The Environment Agency has requested further information and the County Council has requested that archaeological investigations take place prior to the determination of the application. There is a holding objection from Highways England. An amended Environmental Statement was submitted in March 2019. The Council has suggested that the application will be reported to Planning Committee in 2019. To date this has not occurred.

In their response to the Council RLW note legal and ownership concerns and the potential for a ransom position to result and the need for additional funding for works on the A10 and to fund a new train station. Their trajectory responses are also caveated with suggested fast track housing delivery and affordable housing tenure comments.

**Appellant's Assessment:** the western parcel does not have any current Reserved Matters applications. The Outline Planning Permission requires the first Reserved Matters submission within 2 years with 25 years being the time limit for further Reserved Matters submissions.

There are conditions on the Outline Planning Permission which require discharging before any work (other than enabling development) can commence: Site Wide Construction Environmental Management Strategy (C8); Unexploded Ordnance Mitigation Scheme (C9); Land Remediation (C21); and Northern Park Planting (C23). Further conditions require detailed matters to be submitted to the Council with any submission of Reserved Matters applications in order to ensure that the applications provide the necessary level of detail. The requirements are extensive and underline the issues that will need to be approved by the Council. In other words any Reserved Matters applications will not be straight forward to deal with.

The S106 requires a variety of information to be approved prior to the occupation of dwellings for various trigger points. In particular affordable housing delivery needs to be agreed and it is not clear whether the Council and developer are in an agreed position here. This and other mechanisms will inevitably create delay in construction.

The eastern parcel does not have Outline Planning Permission and is the subject of objections from statutory consultees. The landowner response does not identify a timescale for the Outline Planning Application to be determined and the Council have suggested it will be in 2019. However the objections, requests for further information and holding objections from statutory consultees remain. In any event the S106 will require completion before any Permission can be issued.

It is worth noting also that cumulatively the applications exceed the Local Plan allocation by 2,000 to 3,000 homes.

RLW's comments on delivery raise a number of concerns including a potential ransom position. It appears that co-operation between the landowners will be required and to date it is not clear if any exists.

Taking all of this into account we have reduced the delivery by 333 homes. This figure has been arrived at by moving back the delivery by one year (so removing 250 units in 2023/24) and reducing

the delivery in 2022/23 by half. This takes account of the planning position and the concerns of the landowners.

We did consider reducing this figure further owing to the planning position of the RLW land as there is no clear evidence that the Outline Planning Application will progress and it may be that the RLW scheme needs to reduce by 2,000 homes such that it complies with the extent of the allocation under Policy SS/6 but consider that a reduction of 333 homes is in any event reasonable.

#### **Site E: Bourn Airfield**

**Council's Assessment:** this is contained within Paragraphs B.220 to B.225 and Response GC17 (Pages 321-326 of Annex A.2) of the Council's Trajectory.

There is a current Outline Planning Application for 3,500 dwellings which is undetermined and is subject to a holding direction from Highways England. Natural England have also raised concerns and have noted that the application should not be determined until the Council adopts an SPD for the site.

The Council consulted on an SPD for the site (consultation closed in July 2019). The Council suggests that the SPD will be adopted in Autumn 2019.

The Council anticipates that the application will be considered by the Planning Committee in 2019. The landowner suggests this will occur in October and that the S106 will be completed in late 2019.

The landowner comments that the first housing completions will take place in Early 2022. Their trajectory notes that a policy compliant level of affordable housing will be delivered but that the tenure will need to be decided.

The Council has assumed a lower level of delivery than the landowner but in any event considers that 25 dwellings will be completed by April 2022.

**Appellant's Assessment:** the site does not yet have any Outline Planning Permission and there remains a holding objection from Highways England. It is logical to assume that the SPD will be adopted prior to the application being reported to Planning Committee and that the SPD Judicial Review period will also expired before the application is reported to Committee.

It appears that the affordable housing tenure is not agreed.

At this stage it appears very unlikely that the application will be reported to Planning Committee in 2019. The S106 will then require completion which will add further delay.

Given the planning position delay is inevitable and so we have moved the delivery back by 2 years to reflect this which reduces the trajectory by 250 dwellings. We did consider removing all of the 5 year delivery owing to the lack of Outline Planning Permission and the issues which remain to be resolved.

#### **Site F: Cambourne West**

**Council's Assessment:** this is contained within Paragraphs B.255 to B.264 and Responses GC18 and GC19 (pages 327 to 333 of Annex A.2) of the Council's Trajectory.

The site comprises two parcels of land: land north-west of Lower Cambourne and land within the Business Park.

The land north-west of Lower Cambourne has Outline Planning Permission for up to 2,350 dwellings (granted December 2017). The permission requires the first Reserved Matters submission within 2 years and a limit of 16 years for the remainder.

A Reserved Matters application for strategic engineering was submitted in April 2019 but is subject to an objection from a statutory consultee on drainage matters. Revised information has been submitted. (Note – this Reserved Matters application is no longer on the Council’s website).

The Council asserts that a Reserved Matters application for 970 homes will be submitted in Autumn 2019: as there is no landowner response in relation to the submission of such an application it is not clear where this information has arisen from and in any event no submission has been made to date.

The agent comments refer to access issues and the need to purchase the land following the grant of the first Reserved Matters for housing.

For the Business Park land the Council has made no allowance within the 5 year period.

**Appellant’s Assessment:** we agree that the Business Park land will not deliver any housing completions within the 5 year period.

In respect of the land north-west of Lower Cambourne there has been no Reserved Matters application for housing at the site despite the Outline Planning Permission being close to 2 years old. The Reserved Matters application for engineering works remains undetermined and the subject of an objection on drainage grounds.

There remains the need to purchase land to form the access and this can only be undertaken after the grant of the first Reserved Matters for housing. This will prevent any enabling works from taking place.

In light of the above position there is no clear evidence that the site will deliver the housing suggested within the Council’s trajectory. We have pushed back delivery by one year which results in a reduction of 150 dwellings. We did consider removing all of the 305 dwellings but consider that there is time to commence development and provide a lower level of completions within the 5 year period.

#### **Site G: Land south of Babraham Road, Sawston**

**Council’s Assessment:** this is contained within Paragraphs B.274 to B.277 and Response SC13 (pages 361-366) of the Council’s Trajectory.

This site is allocated for 260 dwellings but there have been no planning applications to date. The Council asserts that 25 dwellings will be forthcoming from the site within the 5 year period.

The landowner is not a developer but has provided a response which states that they will be selecting a housing developer in 2019 and that a planning application is likely to be submitted in 2019. The response confirms that the housebuilder will be responsible for developing the site.

The previous trajectory for the site suggested that an agricultural tenant needed to be notified in order to ensure that the site was available.

**Appellant’s Comments:** there is no clear evidence that the site has been sold to a developer/house builder such that any reliance can be placed upon this site for the delivery of housing within the 5 year period. The landowner has confirmed that they have no intention of seeking permission themselves and have only commissioned basic site surveys.

The land is immediately opposite land which benefits from Full Planning Permission for 80 units and this may influence the timing of any development on this site in order to maximise house sale prices.

There is therefore no clear evidence to support any allowance of housing at this site within the 5 year period given the planning status and the lack of involvement of a developer and so the 25 units have been removed.

#### **Site H: Green End Industrial Estate, Gamlingay**

**Council's Assessment:** this is contained within Paragraphs B.289 to B.293 and Response SC17 (pages 386-393 of Annex A.2) of the Council's Trajectory.

The site is allocated for 90 units within the Local Plan and has Outline Planning Permission (granted in December 2016) for a net of 85 new dwellings. Reserved Matters require submission by December 2019 and to date none have been lodged.

In the landowners response from March 2019 they noted that Morris Homes are now the contact for the site and they suggested more recently that a Reserved Matters application would be lodged in September 2019.

The agent has listed ground conditions and the need for Reserved Matters approval as the barriers to delivery. The agent has provided a trajectory estimate and the Council has taken a conservation stance on this.

**Appellant's Assessment:** the site does not benefit from Reserved Matters approval (nor any application for this) and whilst a housebuilder is seemingly now dealing with the site a Reserved Matters submission was not made in September 2019 as indicated. Ground conditions are listed as a constraint.

The deadline for the submission of a Reserved Matters application is not considered to be significant given that the land is allocated in the Local Plan.

Therefore whilst a housebuilder is involved (the extent legally to which is unknown) there remains no Reserved Matters submission for the site. Taking this and the comments above into account we have pushed the trajectory back by 2 years which results in a reduction of 50 units. We did consider removing all of the 85 units from the trajectory given the planning status of the site but given that a housebuilder is seemingly involved we consider that some delivery within the next 5 years can be justified.

#### **Site I: Fulbourn and Ida Darwin Hospitals, Fulbourn**

**Council's Assessment:** this is contained within Paragraphs B.231 to B.240 and Response SC5 (pages 335-340 of Annex A.2) of the Council's Trajectory.

The site is allocated for an unspecified amount of housing within the Local Plan – the Council suggests this was anticipated to be 275 dwellings.

The site comprises the Fulbourn & Ida Darwin Hospital site and the land off Fulbourn Old Drift.

In relation to the Hospital site an Outline Planning Application for up to 180 dwellings was submitted to the Council in May 2013 and there was a resolution to grant permission made by the Planning Committee in August 2017. To date the application has still not been determined.

The landowner (Homes England) commented in March 2019 that the S106 would be signed imminently, that a detailed planning application would be submitted in 2019-20 and that the development would be delivered in two phases of 150 and 53 dwellings respectively. Cumulatively this exceeds the amount sought within the Outline Planning Application (180 dwellings). The landowner suggested that the first housing completions would take place in 2020.

The landowner's response also notes the requirement for a contract to be exchanged with a housebuilder – this was anticipated to take place in Summer 2019.

In respect of the Drift site this has Full Planning Permission for 10 dwellings (approved November 2018). There is a S106 Agreement pursuant to the permission which requires a temporary or replacement social club to be provided prior to the development commencing.

The landowner has not provided a response and the Council has assumed that development will commence before the permission expires in November 2021.

**Appellant's Assessment:** the Hospital site does not benefit from Outline Planning Permission and in excess of two years has passed since the resolution to approve the development. Given the changes in local and national planning policy we would expect that the application would, in any event, require reporting back to the Planning Committee ahead of any decision being issued.

The landowner suggested that the S106 completion was imminent but some 7 months on it has still not been completed. The landowners response also provides for further dwellings than the Outline Planning Application would permit. It also refers to the site needing to be sold to a housebuilder.

The site contains 17 buildings which require demolition which will add a time delay to the first completions.

The Drift site has recently been the subject of applications to discharge conditions albeit it is not clear whether the Section 106 obligation to provide a temporary or replacement social club is able to be complied with. The landowner did not provide a response and so the intentions are not clear.

It appears unrealistic to expect the development to commence under the existing Planning Permission if the site is not viable or deliverable as the land is allocated under the Local Plan.

Taking all of the above into account the Hospital site is not deliverable as there is no clear evidence that the Outline Planning Permission is to be determined (and in any event there has been considerable delay), the site needs to be sold and the suggested quantum of development would breach that proposed under the Outline Planning Application.

In relation to the Drift site there is insufficient clear evidence owing to the lack of any response from the landowner and considerable doubt over the ability to deliver the replacement social club facilities. Given that the land is allocated it does not follow that the development will necessarily commence within the timeframes of the existing Planning Permission.

The entire allocation is therefore not deliverable at present and so all 110 units have been deducted from the 5 year supply.

#### **Site J: Hallmark Hotel, Bar Hill**

**Council's Assessment:** this is contained within Paragraphs B.398 to B.400 of the Council's Trajectory. No response has been received from the landowner.

The site has full planning permission for 40 dwellings (granted June 2017). Some conditions have been discharged. Sanctuary Housing appear to be intending to develop the site as an all affordable scheme although they have not provided a response to the Council.

The Council has used its typical assumptions to estimate delivery within the 5 year period.

**Appellant's Assessment:** this scheme was permitted at appeal and one of the two main issues was the delivery of affordable housing. The Inspector permitted the scheme with 20% affordable housing. It appears somewhat contradictory that an all affordable housing scheme would therefore now be proposed and there is in fact no written evidence from Sanctuary Housing to this effect.

The landowners have sought permission for Non-Material Amendments (NMA) and to Discharge Conditions with a current NMA application undetermined. That application has not been made in the name of Sanctuary Housing.

The Planning Permission expires in June 2020 and whilst some progress is being made towards discharging conditions it is not clear who, if anyone, will develop the site such that the dwellings will be completed.

The Council has used its typical assumptions for housing delivery which do not appear reasonable given the apparent lack of a developer.

There is no clear evidence that the site is deliverable and so we have reduced the trajectory by 40 dwellings.

#### **Site K: Land off Rampton Road, Cottenham**

**Council's Assessment:** this is contained within Paragraphs B.401 to B.403 and Response SC47 (pages 498-503 of Annex A.2) in the Council's Trajectory.

The site has Outline Planning Permission for 200 dwellings which was approved in August 2017. Redrow Homes have lodged duplicate Reserved Matters applications in July 2019: both are undetermined and are subject of objections from statutory consultees in respect of drainage and highway matters.

The response provided by the landowner in March 2019 was provided by Gladman Developments and they confirmed that a site sale had been aborted. It is not clear whether Redrow Homes now own the site.

The Council has adopted a very similar trajectory to that of Gladman Developments.

**Appellant's Assessment:** the Reserved Matters applications remain undetermined and there are objections from statutory consultees.

The time limit for submitting additional Reserved Matters application has now expired. However the submission of duplicate Reserved Matters applications provides a level of comfort that a Reserved Matters Consent could be forthcoming on at least one of those applications. However should the Reserved Matters applications be refused then the site is unlikely to be granted further Permission (until the Council is unable to demonstrate a 5 year supply of housing).

Whilst Redrow Homes are involved it is not clear whether they own the land.

There is therefore insufficient clear evidence to show that the development will be fully deliverable within the 5 year period as there is uncertainty over land ownership and no Reserved Matters consent.

Taking the above into account we consider that the trajectory should be pushed back by 1 year such that 40 dwellings are removed. We did consider removing the entire delivery given the planning and land status but considered, on balance, that the apparent involvement by Redrow was only sufficient to reduce the figure by 40 dwellings.

**Site L: Land rear of 130 Middlewatch, Swavesey**

**Council's Assessment:** this is contained within Paragraphs B.410 to B.412 and Response SC50 (pages 516 to 521 of Annex A.2) of the Council's Trajectory.

The site has Outline Planning Permission for up to 70 dwellings (granted July 2017) with 2 years to submit Reserved Matters. A Reserved Matters Application for 70 houses was submitted in May 2019 but is undetermined and subject to objections from the Council's Landscape Officer and a request for amendments from the Local Highway Authority.

A housebuilder has responded to the Council and has suggested the Reserved Matters Consent would be gained in June 2019 with completion due by October 2021. The housebuilder has purchased 130 Middle Watch and we assume this is why the Council only assumes 69 dwellings will be completed.

The housebuilder has raised concerns over market conditions but the information has been redacted. They have also noted that new habitat needs to be created between November and February.

The Council has assumed a later completion than the housebuilder.

**Appellant's Assessment:** the site does not currently benefit from Reserved Matters consent and is the subject of objections and a requirement for further information.

The housebuilder has raised concerns over market conditions but the comments have been redacted on their response form. There will also be potential delays owing to ecological factors.

It is not therefore possible to conclude that clear evidence exists given the planning status and the potential for market conditions to act as a barrier to delivery.

Taking this into account the delivery has been pushed back by 2 years and so the delivery has been reduced by 40 houses. We did consider reducing the delivery by 69 units but given the presence of a housebuilder it is considered that some delivery is likely to take place within the 5 year period.

**Site M: Land south of 1b Over Road, Willingham**

**Council's Assessment:** this is contained within Paragraphs B.416 to B.419 of the Council's Trajectory. The landowner has not submitted a response to the Council but a telecom suggests that he advised that the site was being sold.

The site has Outline Planning Permission for 26 dwellings (granted in August 2017) with Reserved Matters needing to be lodged within 3 years. To date no Reserved Matters Application has been submitted. A surface water drainage condition has been discharged.

The landowner (Mr Wynn) is not a developer and has verbally suggested that the site was being sold. The Council has used its standard trajectory to estimate delivery.

**Appellant's Assessment:** the site has not yet been the subject of a Reserved Matters Application and the deadline for doing so is August 2020.

The landowner has verbally suggested that the land is to be sold but there is no further evidence as to whether or not this has occurred. The landowner is not a developer.

Taking account of the above there is no clear evidence that the site is deliverable given that a housebuilder/developer is not involved and the site is not the subject of a Reserved Matters Application. The trajectory has therefore been reduced by 26 dwellings.

#### **Site N: Land north and south of Bartlow Road, Linton**

**Council's Assessment:** this is contained within Paragraphs B.420 to B.422 and Response SC53 (pages 528-533 of Annex A.2) of the Council's Trajectory.

The site has Outline Planning Permission for up to 55 dwellings (approved September 2017) with 2 years to lodge Reserved Matters. A Reserved Matters Application was Refused in May 2019 on the basis of the design and the clustering of affordable dwellings.

A further Reserved Matters Application was lodged and is undetermined and it claims to address the previous refusal reasons. A further Outline Planning Application has been lodged and is undetermined.

The developer has provided a response and confirmed that the site will be viable subject to permission being granted (which was expected in March 2019).

The Council has used its own assumptions on delivery as the developers response was based upon the refused Reserved Matters Application being consented.

**Appellant's Assessment:** the site's planning status is unclear following the refusal of a Reserved Matters Application. The pending Outline Planning Application is, we assume, unlikely to be supported given the Council's current assertion that it does have a 5 year supply of housing.

The developer has suggested that the development is viable subject to Reserved Matters Consent being received. The deadline for the submission of any further Reserved Matters submissions has expired and so if the current application is not approved then the permission will lapse.

Taking account of the planning status of the site it is not considered that there is clear evidence that the site is deliverable. The trajectory has therefore been reduced by 55 dwellings.

#### **Site O: Land at Teversham Road, Fulbourn**

**Council's Assessment:** this is contained within Paragraphs B.433 to B.436 and Response SC57 (pages 546 to 551 of Annex A.2) of the Council's Trajectory.

The site has Outline Planning Permission for 110 dwellings (approved 25<sup>th</sup> October 2017) with 2 years to lodge Reserved Matters. On 20<sup>th</sup> September 2019 a Reserved Matters application was lodged – the response to the Council suggested an application would be forthcoming in Summer 2019.

The application remains under consultation but is the subject of an objection from a statutory consultee in respect of drainage.

The response has been provided by Castlefield International Limited who commented that delays have been caused due to design matters and Brexit.

**Appellant's Assessment:** whilst a Reserved Matters application has now been lodged the submission was made in September rather than the Summer. The application is already the subject of an objection from a statutory consultee.

Should the Reserved Matters application be refused then the permission will lapse (unless a further Reserved Matters submission is made very shortly and subsequently approved).

It is unclear whether Castlefield International Limited are a developer and their details do not appear on the records at Companies House.

Taking the above into account there is insufficient clear evidence to demonstrate that the 110 units will be delivered within the 5 year period. We have therefore removed the full 110 units as until such time as the Reserved Matters are approved there is insufficient certainty. It is also not clear whether a developer is involved.

We did consider moving the trajectory back by 1 year but given the risks involved and the lack of clear evidence we consider that the site is not deliverable at this time.

#### **Site P: South of 279 St Neots Road, Hardwick**

**Council's Assessment:** this is contained within Paragraphs B.445 to B.448 and Response SC61 (page 564 of Annex A.2) of the Council's Trajectory.

The site has Outline Planning Permission for up to 155 dwellings (approved August 2018) with 2 years to lodge Reserved Matters.

A Reserved Matters Application and an Application to Discharge Conditions were both withdrawn in March 2019. To date no further submissions have been made.

The response to the Council is an email which confirms the withdrawal of previous applications and suggests that the developer would like to be on site in 2019. No trajectory is provided and so the Council has used its own typical assumptions which assumes that the development will be completed in 2022-25.

**Appellant's Assessment:** the previous Reserved Matters application was withdrawn in March 2019 and no resubmission has yet to be made. The deadline for Reserved Matters applications to be lodged is August 2020.

The response from the agent for the landowner lacks any detail and does not confirm the likely timescale for a Reserved Matters Application to be resubmitted. The response is an email only and so it does not enable any other potential constraints to delivery to be identified.

Taking account of the above there is not sufficiently clear evidence to demonstrate that the site will be deliverable. The trajectory has therefore been reduced by 112 units.

#### **Site Q: Land adjacent Longstanton Road, Over**

**Council's Assessment:** this is contained within Paragraphs B.462 to B.464 and Response SC66 (pages 583-589 of Annex A.2) in the Council's Trajectory.

The site has Full Planning Permission for 26 dwellings (approved January 2018). An application to vary the approved plans (in respect of layout and design) is under consideration by the Council

currently (having been lodged in October 2018). No applications to discharge conditions have been lodged to date.

The housebuilder anticipates that the development would could commence in November 2019 but notes that market conditions, archaeological investigations, drainage, market factors and discharging conditions are factors which could delay the delivery of the development.

**Appellant's Assessment:** there remains uncertainty over the development given the proposed variations to the design and layout of the approved plans. Given that a year has passed since the submission of the application it appears that the changes may not be acceptable.

The housebuilder has made a number of observations in respect of factors which could hinder the delivery of the development.

There is therefore a lack of clear evidence that the development will take place and so it cannot presently be considered to be deliverable. The trajectory has therefore been reduced by 26 dwellings.

#### **Site R: Land at Meldreth Road, Shepreth**

**Council's Assessment:** this is contained within Paragraphs B.465 to B.467 of the Council's Trajectory. No response has been received from the landowner/housebuilder.

The site has Full Planning Permission for 25 dwellings (approved August 2018).

The landowner is This Land Limited. No response has been provided and so the Council has used its typical assumptions to estimate delivery.

**Appellant's Assessment:** whilst this site does have full planning permission no applications to discharge planning conditions have been made to date.

Furthermore it is not clear whether This Land Limited are a housebuilder. We understand that the company is the development arm of Cambridgeshire County Council but our understanding is that they are land promoters rather than developers.

No response has been provided by the landowners and so there is no clear evidence to demonstrate that the development will be taken forward. We have therefore reduced the trajectory by 25 units.

#### **Site S: Land off Grafton Drive, Caldecote**

**Council's Assessment:** this is contained with Paragraphs B.471 to B.474 and Response SC69 (pages 590-595 of Annex A.2) of the Council's Trajectory.

The site has Outline Planning Permission for 58 dwellings (granted December 2017) with 2 years to lodge Reserved Matters. The Council suggest that pre-application discussions have taken place with a potential purchaser.

The landowners response confirms that the site will need to be sold to a housebuilder to be developed out.

The Council has moved back the delivery of housing suggested by the landowner such that the first completions would take place in 2022/23.

**Appellant's Assessment:** the site does not benefit from Reserved Matters Consent (nor is there an application submitted for this) albeit pre-application discussions are suggested to have taken place.

It is unclear whether that party has any agreement with the landowner. Reserved Matters will require submission by December 2019 or the permission will lapse.

In light of the above the trajectory has been pushed back by 1 year such that 30 dwellings are removed. We did consider removing all of the delivery but the presence of pre-application discussions means that we consider that some delivery can be justified albeit there is a distinct possibility that the permission could expire given the lack of progress to date.

#### **Site T: Horseheath Road, Linton**

**Council's Assessment:** this is contained within Paragraphs B.478 to B.480 and Response SC71 (pages 595-602 of Annex A.2) of the Council's Trajectory.

The site has Outline Planning Permission for 42 dwellings (approved March 2018) with 2 years to lodge Reserved Matters. An alternative Outline Planning Application was lodged in October 2017 and remains undetermined.

The landowner is not a developer/housebuilder and has confirmed that the site needs to be sold to be developed. They anticipated that the development would commence on site in 2019.

**Appellant's Assessment:** there is uncertainty in respect of the planning status of the site due to there being no decision on a revised Outline Planning Application. The Outline Planning Permission for the site expires in March 2020. No Reserved Matters Application has been submitted to date.

The landowner has confirmed that the site needs to be sold and there has been no further update in this regard.

Taking account of the above the site is not deliverable as there is no clear evidence of a pathway to gaining Reserved Matters Consent and no housebuilder/developer is involved. We have therefore reduced the trajectory by 42 dwellings.

#### **Site U: Land off Fen Road, Over**

**Council's Assessment:** this is contained within Paragraphs B.481 to B.483 and Response SC72 (page 603 of Annex A.2) of the Council's Trajectory.

The site has Full Planning Permission for 20 dwellings (granted March 2018).

The developer has provided an email to the Council which confirms that the development has yet to commence; archaeological investigation needs to be completed and that no commencement date is available. They note that an application has been made to vary the approved plans and that a decision on this is awaited (this has subsequently been withdrawn). They confirm that no units will be completed in 2019.

The Council has used its typical assumptions for completions and that construction will commence in March 2021.

**Appellant's Assessment:** there have been no applications to discharge planning conditions (contrary to the Council's comment at B.481) and an application to vary the approved plans was withdrawn in May 2019. The planning status is therefore uncertain.

The landowners comments add further uncertainty as their comments note the requirement for a replan of the scheme alongside other potential barriers.

Taking account of the above there is not sufficient clear evidence to demonstrate that the site is deliverable and so we have reduced the trajectory by 20 units.

**Site V: Land north east of Rampton Road, Cottenham**

**Council's Assessment:** this is contained in Paragraphs B.495 to B.497 of the Council's Trajectory. No response was provided by the landowner.

The site has Outline Planning Permission for 154 dwellings (approved May 2018) with 2 years to lodge Reserved Matters. The Council suggest that pre-application discussions have taken place with a developer. No Reserved Matters Application has been lodged to date and the deadline for the permission expiring is May 2020.

The landowner has not provided a response and so the Council has assumed its own trajectory which includes the delivery of 74 dwellings in 2022/23.

**Appellant's Assessment:** the site does not benefit from a Reserved Matters Consent (or an application for such consent) although it is noted that some pre-application discussions have taken place.

As commented under Site R above we are not clear whether the landowner (This Land Limited) is a developer. They have not provided a response to indicate whether the site is deliverable and if so by when.

The typical assumptions applied by the Council assume a delivery of 74 dwellings per annum in 2022/23 which seems an optimistic figure for this location and site.

There is a lack of clear evidence that the site is deliverable given the status of the planning permission; the uncertainty over whether a housebuilder is involved; an apparent over optimistic build rate and the use of typical assumptions by the Council. We have therefore removed any housing delivery at the site from the 5 year trajectory and reduced it by 154 dwellings.

**Site W: Rear of 46-56 The Moor, Melbourn**

**Council's Assessment:** this is contained in Paragraphs B.498 to B.500 of the Council's Trajectory. The landowner has not provided a response.

The site has Full Planning Permission for 23 dwellings (dated August 2018).

The landowners have not provided a response and so the Council has used its typical assumptions to estimate delivery. They have asserted that the development would commence in August 2021.

**Appellant's Assessment:** whilst the site does benefit from Full Planning Permission there have been no applications to discharge planning conditions to date.

The landowner (Hanson Services Limited) is not a housebuilder: they are listed on Companies House as an electrical installer. No developer/housebuilder is therefore involved.

Taking account of the above there is not clear evidence to demonstrate that the site is deliverable owing to the need to discharge planning conditions and the need to appoint a developer. As the landowner has not responded this adds to the uncertainty. We have therefore removed 23 units from the trajectory.

## **Appendix B - Comments on South Cambridgeshire evidence for standard housing land supply trajectory assumptions**

Paragraphs C.1 to C.25 of Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (Consultation – 16<sup>th</sup> September 2019) provides the Council’s evidence for the use of assumed lead-in times, lapse rates and build out rates.

Paragraph C.1 refers to the previous Planning Practice Guidance (PPG) in this regard – this has been superseded by PPG reference 3-022-20190722. It is not clear why the Council have referred to the previous PPG in this regard and clarification for this approach should be provided by the Council.

Appendix C includes an analysis of sites by size with 55 sites considered. Paragraph C.4 notes that 5 of those 55 sites were removed from the analysis as “the length of time from validation of a planning application to the first dwellings being under construction or completed was abnormally long due to site specific reasons”.

Those 5 sites are identified via a grey highlight in Figure 14 (which commences on page 146). In summary the reasons include: delays to signing Section 106 Agreements, no housebuilder being involved, the commencement of the development being undertaken to keep the permission from lapsing; and the need to adopt planning policies.

Should those sites be considered then the Appellants have calculated that this would increase the overall average for the duration from a planning application being valid to first completions from 3.5 years to 4 years.

Of the sites listed within Figure 14 we would further note that the W2 building High Street, Cambourne (on page 149) was a prior approval permission for the conversion of an office building to residential which therefore reflects the very short duration (for example there were no planning conditions to discharge nor any new site infrastructure to install or buildings to erect). This figure deflates the average figure and should have been removed on the basis of the same principle that the Council removed 5 of the sites which have taken longer from the list.

We would also note that a number of the sites (68-80 Perne Road, Cambridge; Hayling House, Fen Road, Cambridge; 34-36 Madingley Road, Cambridge) did not require complex Section 106 Agreements owing to the applicable thresholds for affordable housing. Those sites only provided financial contributions towards public open space. Following the adoption of new Local Plans for Cambridge and South Cambridgeshire the threshold for affordable housing is now 10 or more dwellings and the requirement for Section 106 Agreements will inevitably add time to decisions for such sites. Again as the Council has removed the 5 sites which took the longest from the list these sites should have also been removed.

We have further noted in Figure 14 that on many of the sites the period (in years) from the planning application being valid to the first dwellings being under construction is the same as that to the first completions. We note the text at Paragraph C.3 but would welcome further clarity from the Council in this regard.

Paragraph C.21 confirms that the Council will use these typical assumptions where no trajectory has been provided by the landowner/developer/housebuilder.

Whilst the evidence within Appendix C does provide a useful historic indication of the typical timescales between the submission of planning applications and the first completions the Appellants consider that in many cases where evidence has not been provided by the landowner/developer/housebuilder the use of the standard trajectory should be tempered and reassessed against the site specific considerations on a site-by-site basis.

For example where an Outline Planning Permission and/or Reserved Matters consent has not been implemented on an allocated site within the Local Plan and the comments from the developer suggest that the scheme is unviable then the use of a typical assumption figure is not appropriate as the developer will be able to re-apply for permission safe in the knowledge that the site is allocated for such a use.

Furthermore where a housebuilder/developer is not engaged then further delay should be added to reflect this.

We therefore consider that the Council's typical assumptions should have been refined as follows:

- i) The overall figure in years should have included all 55 sites with would result in the figure for the duration from a valid planning application to first housing completion increasing by 6 months;
- ii) Where no housebuilder is involved in the development then an additional 1 year period should be added to reflect the need for a site sale to be agreed where the site appears to be straight forward. Having regard to factors such as site ownership (i.e. where there are multiple parties involved), ground conditions and the planning history of the land there may be additional justification to extend this period further;
- iii) On a site-by-site basis each Site should be assessed as to whether it is appropriate to adopt a generic assumption. An example of this is set out above with reference to sites which are allocated within the Local Plan where it is not necessarily appropriate to accept that a site will be developed under an existing Planning Permission.

In summary the very reasons that the Council discounted 5 sites from the 55 analysed for the purposes of devising a typical assumption need to be considered in order to provide the necessary clear evidence.

Paragraphs C.26 to C.41 of Appendix C then continues to provide examples of build out rates for sites of 10 dwellings or more. The Appellants do not disagree with the average dwellings per year table (excluding strategic sites) (in Figure 17) in respect of the build out rates in South Cambridgeshire. Any exceedance of the average figure will require clear evidence from the Council having regard to the landowner/developer/housebuilders comments.

Table 1A: SCDC 5-year land supply as contained within the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (Consultation report - 16/9/19) with Appellant's comments

Site and Local Plan Allocation Reference where relevant	Status		SCDC Trajectory (1)							Current Position and Barriers to Delivery	Conservative Impact on Supply	Supply impact where sites without Full Planning Permission or Reserved Matters Consent are removed
	Local Plan/SPD Position	Planning Application	Dwellings Built as at 31/3/19)	2019/20	2020/21	2021/22	2022/23	2023/24	Five Year Supply 2019-24			
<b>ALLOCATED SITES IN THE SOUTH CAMBRIDGESHIRE LOCAL PLAN 2018 &amp; OTHER DEVELOPMENT PLAN DOCUMENTS</b>												
<b>North-West Cambridge (University Site)</b>	North West Cambridge AAP (1,450 dwellings in SCDC)	Outline Planning Permission S/1886/11/O approved 22/2/13 for 3,000 dwellings in total: 1,155 in SCDC comprised of Lots M1 and M2. Reserved Matters consented for 119 units (S/2219/15/RM dated 7/12/15) and Lot 4 (70 units) S/1447/14/RM dated 18/9/14. S/2037/13/RM permitted infrastructure works across the whole site.	38	16	25	25	15	0	81	Development underway towards the south-eastern part of the overall site - some of which is within Cambridge City Council's area albeit some road infrastructure to serve future land lots towards the middle of the overall site are in place. There are 966 units within SCDC that do not yet have reserved matters approval (as 189 do have Reserved Matters consent). Condition application lodged but not determined (S/1571/19/DC - drainage infrastructure). Agree with LPA trajectory.	0	0
<b>Trumpington Meadows</b>	Cambridge Southern Fringe AAP	623 dwellings permitted in SCDC	135	85	93	70	53	0	301	Agree with LPA trajectory.	0	0
<b>Orchard Park (Policy SS/1) (Also known as Cambridge Northern Fringe West)</b>	Allocated for a minimum of 900 dwellings	Parcel L2: full planning permission for 63 units (S/1294/16/FL) - not implemented to date (expires September 2020). Parcel Com4: planning applications refused for 168 student rooms (S/3983/18/FL) and 99 build to rent apartments (S/0768/18/FL).	0	0	0	0	105	0	105	Uncertainty over the delivery of development within Parcel L2 as agent suggests viability issues. Application vary the approved plans was withdrawn in June 2019 (S/1971/18/VC). No Planning Permissions on Com4 following two recent refusals of Planning Permission. Not deliverable so remove 105 dwellings from the supply. Amendments have been refused permission. Council has applied typical assumption in the trajectory. Site not deliverable.	-105	-42
<b>Land between Huntingdon Road and Histon Road (Policy SS/2)</b>	Approximately 1,000 dwellings	Only planning submissions relate to Phase 1 which is within Cambs City Council area	0	0	0	0	0	0	0	Agree with LPA position.	0	0

Cambridge East (Policy SS/3)	Approximately 1,720 dwellings (1,300 at land north of Newmarket Road; 420 at land north of Cherry Hinton Road)	Parcel 1a) S/2682/13/OL approved 30/11/16 for 1,300 dwellings - 12 years to lodge Reserved Matters. S/1096/19/RM (239 dwellings) approved 12/9/19. Parcel 1b) S/1231/18/OL for 420 units - undetermined.	0	0	110	160	260	278	808	1a) Some Discharge of Conditions applications have been made pursuant to S/2682/13/OL but Reserved Matters only approved for 239 dwellings. The Construction Management Plan suggests that the development would take 5 years to complete. No confirmation of any anticipated further Reserved Matters submissions pursuant to S/2682/13/OL. 1b) EIA information lodged in March 2019 for 420 unit scheme but no decision despite agent anticipating a decision in Summer 2019. Objection from the Environment Agency and the Wildlife Trust. LPA has used assumed figure for trajectory. Move back by one year.	-278	-569
Cambridge Northern Fringe East and Cambridge North railway station (Policy SS/4)	Policy says residential use but does not specify an amount.	None.	0	0	0	0	0	0	0	Agree with LPA position.	0	0
Northstowe Extension (Policy SS/5) Trajectory figures relate to all phases of Northstowe	Policy says that the 'reserve land' will contribute towards the delivery of 10,000 houses through the AAP (Site also bound by the Northstowe Area Action Plan 2007 albeit Local Plan Policy SS/5 relates to the future development of the reserved land)	Phase 1: 1,500 dwellings approved by S/0388/12/OL. Phase 2: 3,500 dwellings approved 9/1/17 under S/0211/14/OL. Phase 3 EIA Scoping Opinion sought. S/1002/18/RM approved earthworks for Phase 2 on 25/6/18 under S/1002/18/RM. Application for the landscaping and strategic engineering in relation to Phase 2 is undetermined and the subject of objections from the LLFA and highways (Application: S/4208/18/RM).	431	160	214	218	242	250	1084	Outline permission for Phase 1 and 2 has been granted. Phase 1 started (split into 13 parcels) parcels H1 (92 dwellings), H2 (135 dwellings), H3 (40 dwellings), H4 (84 dwellings), H7 (115 dwellings), H11 (152 dwellings) and H12 (271 dwellings) have detailed permissions and construction has commenced on some parcels. Parcels H5 and H6 have permission for 240 dwellings; H8 for 73; and H10 for 76: however all have yet to commence. So 1,278 houses have Reserved Matters consent. The remaining parcels (H9 and H13) do not have reserved matters consent (although there is a current application for 130 dwellings on H9: S/2907/19/RM which is subject to objections/a request for amendments on highways, urban design and drainage grounds). No dwellings within Phase 2 can be occupied until the A14 works have been completed (anticipated by the end of 2020) and the widening of the B1050 between Bar Hill and the Northstowe southern access road (assumed also to by the end of 2020). Council trajectory assumes 1,265 dwellings delivered by April 2023 so units thereafter must assume further RM approvals or Phase 2 delivery. Phase 3 pre-application consultation due to take place in September 2019. No reserved matters submissions for Phase 2 to date despite suggested within trajectory report (paragraph B.200). Landowner/housebuilder comments raised concerns over: market conditions; too many townhouses (an urban design requirement); slow and low sales rates; slow Council responses to planning applications and conditions; the need for infrastructure to be delivered quicker. Typical assumption applied to trajectory for H8 as no response from housebuilder. Reduce delivery by 50 houses overall given the status of sites, lack of Reserved Matters consents and housebuilder comments.	-50	-237

<b>Waterbeach New Town (Policy SS/6)</b>	Approximately 8,000 to 9,000 dwellings. SPD adopted.	S/0559/17/OL (up to 6,500 houses) approved Septembe 2019 and S/2075/18/OL (4,500 houses) undetermined.	0	0	25	125	250	250	650	Town development split between 2 land owners Ministry of defence (Urban and Civic) and RLW Estates with 11,000 houses proposed in total. Application for 6,500 houses (S/0559/17/OL) was approved in September 2019 subject to 32 conditions and 276 page S106 agreement (landowner had suggested June in response to delivery). No Reserved Matters submissions to date - landowner had suggested these would be lodged in June 2019. Development over 1,600 units restricted until A10 road upgrades take place. Outline application (S/2075/18/OL) is the subject of objections from Historic England (in relation to Denny Abbey); Natural England, Wildlife Trust and the National Trust. The Environment Agency also recommends the matter is deferred to allow additional information to be submitted; and the County Council requests that archaeological investigation takes place pre-determination of the application. There is a holding objection from Highways England. An amended Environmental Statement was submitted in March 2019. Cumulatively the schemes exceed the allocation by 2,000 homes. As part of the examination of the Local Plan the examining Inspector stated that such strategic housing sites were unlikely to deliver before the mid to end period of the plan. SPD adopted February 2019: no details as to phasing. Move back one year and reduce delivery in 2022/23 by a third.	-333	-650
<b>New Village at Bourn Airfield (Policy SS/7)</b>	Approximately 3,500 dwellings	S/3440/18/OL for 3,500 dwellings - undetermined.	0	0	0	25	100	150	275	Current application is subject to a holding direction from Highways England. Objection from the Parish Council. Site will most likely need to be subdivided and sold to house builders once Permission is granted. As part of the examination of the Local Plan the examining Inspector stated that such strategic housing sites were unlikely to deliver before the mid to end period of the plan. Move back by two years given the current planning position. No decision on planning application and no SPD adopted. SPD consultation undertaken (ran to 29/7/19). Natural England raise concerns and suggest SPD should be adopted before a decision is made. Agent estimated Planning Committee in October but this appears very unlikely.	-250	-275
<b>Cambourne - additional 950 dwellings</b>	Allocated in previous Local Plan	S/6438/07/O for 950 houses.	911	39	0	0	0	0	39	Agree with LPA position.	0	0
<b>Cambourne West (Policy SS/8)</b>	Approximately 1,200 houses	S/2903/14/OL for up to 2,350 dwellings	0	0	0	25	130	150	305	No Reserved Matters for housing have been submitted. Phasing condition on the Outline Permission is yet to be approved but suggests a 15 year build out rate in 3 phases. The first phase (of 969 houses) is expected to be complete by 2025. Trajectory assumes 25 units occupied by March 2020 which is ambitious given the current situation. A Reserved Matters application (S/1430/19/RM) for engineering works is undetermined and subject to an objection on drainage matters. A number of conditions discharge applications have been made pursuant to the Outline Permission in respect of archaeology (S/0964/18/DC); waste management (S/2357/19/DC and S/3985/18/DC); and site management (S/3822/18/DC). Agent provided no information in relation to delivery and so it is not clear what informs the anticipated Autumn 2019 housing Reserved Matters submission (paragraph B.256). Agent also notes legal access constraint to site delivery. Move back by one year.	-150	-305
<b>Dales Manor Business Park, Sawston (Policy H/1:a)</b>	200	No application in yet-not deliverable	0	0	0	0	0	0	0	Agree with LPA trajectory: alternative non-residential permission being implemented.	0	0
<b>Land north of Babraham Road, Sawston (Policy H/1:b)</b>	80	S/3729/18/FL for 158 units - approved.	0	0	43	71	44	0	158	Agree with LPA trajectory.	0	0
<b>Land south of Babraham Road, Sawston (Policy H/1:c)</b>	260	None.	0	0	0	0	0	25	25	Agricultural tenant needs to be notified for the site to become available. No application lodged. Optimistic to expect 50 units to be occupied by April 2024 given current position. Move back by 1 year.	-25	-25

Land north of Impington Lane, Histon & Impington (Policy H/1:d)	25	S/1486/18/FL for 26 units - appeal allowed	0	0	0	20	5	0	25	Appeal allowed for 26 unit scheme in June 2019 so add 1 unit.	1	1
Land off New Road and rear of Victoria Way, Melbourn (Policy H/1:e)	65	Permissions: S/2048/14/FL - 65 units; S/4914/17/FL - 3 additional units follown replan; S/2424/18/FL - 22 units. S/0949/19/VC (vary approved plans) - undetermined.	54	3	31	0	0	0	34	90 units approved - only 84 on landowner trajectory. Move back 1 year given current undetermined application. No impact on 5 year supply.	0	4
Green End Industrial Estate, Gamlingay (Policy H/1:f)	90	Outline Permission S/2068/15/OL dated December 2016. S/4563/18/DC discharged condition in relation to the sustainability of the existing buildings.	0	0	0	35	50	0	85	Demolition of 5 existing dwellings so a net of 85. No reserved matters submission to date - deadline for submission is 6th December 2019. Optimistic to assume any occupancy of new housing by March 2021. Agent lists ground conditions and need for reserved matters approval as the barriers to delivery. No reserved matters submission - Morris Homes suggested September submission but nothing to date. Move back by two years.	-50	-85
Land east of Rockmill End, Willingham (Policy H/1:g)	50	Outline Planning Permission S/2833/15/OL for 72 units. Reserved Matters S/0122/18/RM approved. S/0351/19/VC approved.	0	38	34	0	0	0	72	Agent notes delay in discharging conditions.	0	0
Land at Bennell Farm, Comberton (in Toft Parish) (Policy H/1:h)	90	Outline Planning Permission S/1812/17/OL approved Dec 2017. Reserved Matters approved S/4552/17/RM for 90 dwellings.	0	0	30	30	30	0	90	Commenced in breach of conditions.	0	0
Bayer CropScience Site, Hauxton (Policy H/2)	Unspecified amount of residential development	Masterplan says 285 dwellings. Phase 1 (Reserved Matters) for 201 dwellings (S/1152/12/RM); S/0175/16/FL for 70 extra care units; and S/0410/15/RM for 14 units.	235	46	4	0	0	0	50	Agree with LPA trajectory.	0	0

<b>Fulbourn and Ida Darwin Hospitals, Fulbourn (Policy H/3)</b>	Unspecified amount of residential development.	S/0670/17/OL for up to 203 dwellings - undetermined but August 2017 planning committee approved subject to the S106 agreement. No decision. S/3404/17/FL - 10 dwellings approved.	0	0	0	0	60	50	110	The site of S/0670/17/OL will be split into 2 phases with the agent indicating that 150 dwellings could be completed within the 5 years. However the Outline Planning Permission has still not been approved (despite the landowner saying in March 2019 this was imminent), Reserved Matters will need to be submitted and permitted and the amount of development suggested by the landowner exceeds that sought via the Outline Planning Application. Demolition required of 17 buildings (9 of which are presently boarded up). Optimistic to expect 50 units to be occupied by March 2021. Permission for 10 dwellings has had conditions discharged. LPA has used standard trajectory for 10 unit scheme. No progress on S106 for over 2 years so site is not deliverable. assume 10 units only.	-110	-110
<b>West Central, Papworth Everard (Policy H/4)</b>	Unspecified amount of residential development (includes Catholic Church site)	S/0623/13/FL - hybrid permission for 58 units. S/0303/17/RM approved 53 units. S/0089/16/FL - approved 4 dwellings.	0	0	57	8	0	0	65	Outline permission for up to 58 units. Developer did not provide a response to the Council in respect of the anticipated trajectory. S/0089/16/FL - 4 dwellings on Church site - no applications to discharge conditions and permission expires in June 2020. No real progress on both sites but assume 53 units only.	-12	0
<b>Histon &amp; Impington Station Area (Policy E/8)</b>	Unspecified amount of housing as part of a mixed use development	S/0671/17/FL - approved 35 dwellings. S/0783/17/FL - approved 10 dwellings.	0	0	12	35	0	0	47	Agree with LPA trajectory although note that agent states that scheme is awaiting detailed construction drawings for the 12 unit scheme.	0	0
<b>Former Land Settlement Association Estate, Fen Drayton (Policy H/5)</b>	Unspecified amount of residential development	None.	0	0	0	0	0	0	0	No allowance by LPA. Agree.	0	0
<b>UNALLOCATED SITES</b>												
<b>Land at Linton Road, Great Abington</b>		S/3543/16/FL approved for 45 units in May 2018.	6	34	5	0	0	0	39	Agree with LPA trajectory.	0	0
<b>Land rear of Cyngus Business Park, Swavesey</b>		S/1329/13/FL	9	3	0	0	0	0	3	Agree with LPA trajectory.	0	0
<b>Land west of 22a West Road, Gamlingay</b>		S/0034/06/OL; S/0261/09/RM; S/1866/14/VC; S/0377/16/FL	10	3	0	0	0	0	3	Agree with LPA trajectory.	0	0
<b>East of New Road, Melbourn</b>		S/2590/17/RM - 199 units	0	70	40	30	59	0	199	Agree with LPA trajectory.	0	0
<b>36 Oakington Road, Cottenham</b>		S/1952/15/OL and S/3615/17/RM (50 units)	8	25	17	0	0	0	42	Agree with LPA trajectory.	0	0
<b>7 High Street, Balsham</b>		S/1959/16/FL (33 units)	21	12	0	0	0	0	12	Some conditions still to be discharged before construction can commence. Agent confirms poor market conditions and enforcement issue has delayed development.	0	0
<b>Hallmark Hotel, Bar Hill</b>		S/0851/16/FL (40 units).	0	0	0	40	0	0	40	Site seemingly sold. Planning Permission expires in June 2020. No conditions discharged. Typical assumption for trajectory assumed by LPA. Not deliverable.	-40	-40
<b>Land off Rampton Road, Cottenham</b>		S/2876/16/OL for 154 units dated 10/5/18 (varied to 200 units).	0	0	19	40	40	40	139	RM applications lodged July 2019 by Redrow (S/2549/19/RM and S/2679/19/RM) and are subject to objections on drainage and highway matters. Aborted sale caused previous delay. Move back one year.	-40	-139

Land east of Highfields Road, Caldecote		S/2510/15/OL appeal allowed 5/7/17 - 140 units.	0	0	42	24	0	0	66	RM application needs to be submitted by July 2019. S/4619/18/RM lodged for 66 units (phase 1): no decision. No phasing condition so no further RM applications can be lodged. S/4836/18/DC underdetermined. Housebuilder notes delay with S278 agreement and planning conditions. Move back 1 year - no impact on 5 year supply.	0	-66
Land at Hurdleditch Road, Orwell		S/3190/15/OL appeal allowed 15/6/17. Reserved Matters S/3870/18/RM - approved 8/2/19 and conditions progressing.	0	5	44	0	0	0	49	Agree with LPA trajectory.	0	0
Land rear of 130 Middlewatch, Swavesey			0	0	0	29	40	0	69	S/1605/16/OL appeal allowed 26/7/17 with 2 years to lodge Reserved Matters. S/1896/19/RM undetermined with objections from Parish Council, Landscape Officer and request for amendments from highways. Agent raised concern over market conditions and sections of the response blanked out presumably due to commercial reasons. Push back by 2 years.	-40	-69
West of Cemetery, The Causeway, Bassingbourn			7	19	0	0	0	0	19	Agree with LPA trajectory.	0	0
Land south of 1b Over Road, Willingham			0	0	0	0	26	0	26	S/2921/15/OL dated 21/8/17. Discharge of conditions application refused resubmission approved. RM needs to be lodged by 20/8/20: none submitted to date. Landowner says site being sold. LPA used typical assumption. Not deliverable.	-26	-26
Land north and south of Bartlow Road, Linton		Site has outline permission (S/1963/15/OL) with RM applications to be submitted by September 2019.	0	0	0	0	20	35	55	S/2487/18/RM refused 10/5/19 - Appeal lodged and new OPP (S/2073/19/OL) and RM (S/2501/19/RM (lodged in time to be pursuant to S/1963/15/OL)) lodged: both undetermined. Agent response says the site will be viable once permission is granted and that a decision was expected in March 2019. Not deliverable given current planning position.	-55	-55
South of Thompsons Meadow, Trap Road, Guilden Morden			0	0	0	0	16	0	16	S/3077/16/OL dated 24/10/17. RM application needs to be submitted before October 2020: none to date. No response from landowner so LPA has used typical assumption figure. Not deliverable.	-16	-16
West of Grace Crescent, Hardwick			9	42	47	0	0	0	89	Agree with LPA trajectory.	0	0
Rear of 18-28 Highfields Road, Highfields Caldecote			19	52	0	0	0	0	52	Agree with LPA trajectory.	0	0
Land at Teversham Road, Fulbourn		S/0202/17/OL dated 26/10/17.	0	0	0	30	50	30	110	RM application lodged in September 2019 and subject to drainage objection to date. Agent suggested a detailed application would be lodged in Q2 2019. Delays due to Brexit and design matters. Not apparent whether a developer is involved. Not deliverable.	-110	-110
Land off Bartlow Road, Castle Camps		S/4299/17/RM	0	0	10	0	0	0	10	Agree with LPA trajectory.	0	0
South of 279 St Neots Road, Hardwick		S/3064/16/OL dated 14/8/18 with 2 years to lodge Reserved Matters.	0	0	0	0	55	57	112	RM and DC applications withdrawn. LPA used typical assumption figure. Not deliverable.	-112	-112
Land east of Cody Road, Waterbeach			34	2	0	0	0	0	2	Agree with LPA trajectory.	0	0

Land rear of 131 the Causeway, Bassingbourn-cum-Kneesworth			0	20	0	0	0	0	20	No response received but development has commenced do agree with LPA trajectory.	0	0
18 Boxworth End, Swavesey		Outline consent (S/0875/15/OL) at appeal on 12/5/16 with 3 years for Reserved Matters to be lodged.	0	0	0	30	0	0	30	S/2900/18/RM approved. No response from landowner but planning position means site can be considered to be deliverable.	0	0
Former CEMEX Works, Haslingfield Road, Barrington		S/2365/14/OL.	0	0	0	0	0	0	0	Agree with LPA trajectory.	0	0
Land off Mill Lane, Sawston			5	43	0	0	0	0	43	Agree with LPA trajectory.	0	0
Land at Oakington Road, Cottenham		S/1606/16/OL	0	20	58	43	0	0	121	S/1617/19/VC - to vary bus stop improvements - no decision. Agent response notes delivery subject to timing of planning condition approvals. Push back 1 year but no overall impact on supply.	0	0
Land off Haden Way, Willingham		S/2456/15/OL dated 10/1/17 with 2 years to lodge Reserved Matters.	0	0	20	44	0	0	64	RM lodged S/4441/18/RM - not determined and subject to highway and ecology objections. Agent suggested start on site in October 2019. Move back 1 year but no overall impact on delivery..	0	-64
East of Spring Lane, Bassingbourn		S/1745/16/OL and S/0905/19/RM.	0	0	15	15	0	0	30	Agree with LPA trajectory.	0	0
Rear of 7-37 Station Road, Foxton		S/2148/16/OL dated 23/3/17. S/2583/18/RM approved.	0	0	18	4	0	0	22	Agree with LPA trajectory.	0	0
Land west of Mill Road, Over		S/2870/15/OL. S/3683/17/RM approved 18/6/18.	0	0	30	23	0	0	53	Conditions need to be discharged (some have been approved and some refused). Developer not responded. Not convinced This Land Ltd. is a housebuilder. Typical assumption by LPA. Move back by 2 years: no impact on trajectory.	0	0
South of West Road, Gamlingay		S/2367/16/OL approved February 2017.	0	0	13	16	0	0	29	RM application S/3868/18/RM pending. Move back by 1 year but no impact on supply.	0	-29
Land at 22 Linton Road, Balsham		S/2830/15/OL & S/0255/17/OL. S/2729/18/RM approved Nov 2018.	0	10	26	0	0	0	36	Agree with LPA trajectory.	0	0
Monkfield Nutrition, High Street, Shingay-cum-Wendy		S/2224/16/OL dated 24/5/17. S/1877/19/RM approved.	0	0	0	5	5	0	10	Agree with LPA trajectory.	0	-10
Land south and east of 77 Station Road, Willingham		S/1428/17/FL	0	22	0	0	0	0	22	Agree with LPA trajectory.	0	0
Land west of Longstanton		S/1970/07	0	0	0	0	0	0	0	Still issues being resolved regarding the planning application and S106 agreement. Agree with LPA trajectory.	0	0
Lion Works, Station Road West, Whittlesford Bridge		S/0746/15/OL	0	0	0	0	0	0	0	RM needs to be submitted and conditions discharged. Agree with LPA trajectory.	0	0
Rear of 79 High Street, Meldreth		S/1124/17/OL dated 2/2/18.	0	0	0	18	0	0	18	RM application to be lodged by 1/2/20. No land owner response; seemingly owned by an individual and LPA used typical assumption. Not deliverable.	-18	-18
Land off Gibson Close, Waterbeach		S/2177/16/FL - dated 6/4/18	0	20	0	0	0	0	20	Agree with LPA trajectory.	0	0

Land at Belsar Farm, Willingham		S/3145/16/FL dated 24/4/18.	0	0	0	25	0	0	25	Conditions need to be discharged. Concerne whether This Land Ltd. are developers. They comment that condition discharge, affordabel housing and furthe design work are barriers to delivery. Move back 1 year: no impact on delivery.	0	0
Land adjacent Longstanton Road, Over		S/2387/17/FL - 23 dwellings.	0	0	16	10	0	0	26	S/4201/18/VC - to vary the approved plans: no decision. Agent lists various concerns over delivery including archaeology and market conditions. Not deliverable given planning position with variations to design.	-26	0
Land at Meldreth Road, Shepreth		S/3052/16/FL - 25 dwellings.	0	0	0	25	0	0	25	Pre-commencement conditions need to be discharged. None lodged to date. Not convinced This Land Ltd is a developer. No response from landowner/developer. Typical assumptioin applied. Not deliveable.	-25	0
Land off Grafton Drive, Caldecote		S/2674/16/OL (allowed at appeal with 2 years to lodge RM from 20/12/17).	0	0	0	0	28	30	58	Landowner advises site to be sold. No RM to date albeit Council suggests pre-application discussions have taken place. Pushback by 1 year.	-30	-58
Horseheath Road, Linton		S/2553/16/OL (approved in March 2018 with 2 years to lodge RM) and S/3405/17/OL (pending)	0	0	0	18	24	0	42	Landowner advises site to be sold. Trajectory assumes RM approved. Outline application remains undetermined. Not deliverable.	-42	-42
65 Pettitts Lane, Dry Drayton		S/4554/OL and S/3447/18/RM	0	0	0	10	0	0	10	No response from landowner. No conditions discharged. Not deliverable.	-10	-10
Land off Fen Road, Over		S/2577/17/FL	0	0	0	20	0	0	20	Response from landowner provides no indication of start date and notes the need for a replan and to deal with archaeology. No further applications or condition discharges. Not deliverable.	-20	0
Land between 66-68 Common Lane, Sawston		S/2286/16/OL and S/4787/18/RM	0	0	0	10	0	0	10	Response does not confirm any delivery dates. Move back by 1 year: no impact on trajectory.	0	0
Land south of Fen Drayton Road, Swavesey		S/1027/16/OL and S/2315/18/RM. S/0491/19/VC - approved.	0	0	30	47	22	0	99	Response does not confirm any delivery dates. Move back by 1 year: no impact on trajectory.	0	0
Sheen Farm, Royston Road, Litlington		S/2927/17/FL	0	0	0	21	0	0	21	Not convinced This Land Ltd is a developer. No response provided. Move back by 1 year: no impact on trajectory.	0	0
Land north of Linton Road, Great Abington		S/3564/17/OL and S/1478/19/RM	0	0	0	13	0	0	13	Landowner notes ongoing work with services. No trajectory provided. Move back by 1 year: no impact on trajectory	0	0
Land north east of Rampton Road, Cottenham		S/2876/16/OL	0	0	0	30	74	50	154	Not convinced This Land Ltd is a developer. No RM submission to date - due by May 2020. No response from the landwner. Typical assumptions used by LPA. Delivery of 74 dwellings in 1 year over optimistic. Not deliverable.	-154	-154
Rear of 46-56 The Moor, Melbourn		S/1032/17/FL	0	0	0	0	23	0	23	No landowner response or progress with conditions. Typical assumption used by LPA. Not deliverable.	-23	0
39 Pepys Way, Girton		S/2872/FL and S/1590/18/FL	0	2	6	0	0	0	8	Agree with LPA trajectory.	0	0
Land west of Balsham Road, Fulbourn		S/3396/17/FL	0	0	14	0	0	0	14	Agree with LPA trajectory.	0	0
Land south and west of High Street, Cambourne		S/0796/18/FL	0	0	49	0	0	0	49	Agree with LPA trajectory.	0	0
Land at the corner of Capper Road and Cody Road, Waterbeach		S/3865/17/FL	0	0	0	16	0	0	16	Agree with LPA trajectory.	0	0

Former Waste Water Treatment Facility, Cambridge Road, Hauxton			0	0	0	0	0	0	0	0	Agree with LPA trajectory.	0	0
Plumbs Dairy, 107 High Street, Balsham			0	15	0	0	0	0	0	15	No response from landowner. Agree with LPA trajectory though as development has commenced.	0	0
Unidentified Windfall Sites				0	0	0	0	0	0	0		0	0
Small Sites		Under Construction		134	45	0	0	0	0	179	Agree with LPA trajectory.	0	0
Small Sites		Not Under Construction (10% reduction applied)		48	120	167	95	48	478			0	0
<b>TOTAL</b>				1932	988	1362	1650	1921	1443	7364		-2149	-3311

1. Taken from Greater Cambridge Housing Trajectory and Five Year Land Supply (consultation - 16/9/19) Tables SC2, SC3, SC4, SC5 and SC6

**Table 3A: 5-year supply calculation 2019/20 to 2023/24 using SCDC 5-year land supply as contained within the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (Consultation report - 16/9/19)**

**A. Liverpool Methodology**

a) Housing requirement in the Local Plan 2011-2031	19,500
<i>Annual requirement</i>	975
b) Requirement up to 31/3/19	7,800
c) Dwellings completed up to 31/3/19	5,896
d) Shortfall against 31/3/18 target	1,904
e) Shortfall annualised over the remainder of the Plan period	159
f) 5 year supply requirement (2019/20 to 2023/24)	4,875
g) 5 year supply + shortfall	5,668
h) 5 year supply + shortfall + 20% buffer	6,802
i) Supply	7,364

Shortfall/Surplus 562

5 year supply position (years) 5.41

**B. Sedgefield Methodology**

a) Housing requirement in the Local Plan 2011-2031	19,500
<i>Annual requirement</i>	975
b) Requirement up to 31/3/19	7,800
c) Dwellings completed up to 31/3/19	5,896
d) Shortfall against 31/3/18 target	1,904
e) Shortfall applied over the next 5 year period as an annual figure	381
f) 5 year supply requirement (2018/19 to 2022/23)	4,875
g) 5 year supply + shortfall	6,779
h) 5 year supply + shortfall + 20%	8,135
i) Supply	7,364

Shortfall/Surplus - 771

5 year supply position (years) 4.53

**C. Method Using National Methodology Figure (2019-2029)**

a) Housing Requirement 2019-2029	11,130
<i>Annual requirement</i>	1,113
b) 5 year supply requirement (2019/20 to 2023/24)	5,565
c) 5 year supply + 20% buffer	6,678
d) Supply	7,364

Shortfall/Surplus 686

5 year supply position (years) 5.51

**Table 4A: 5-year supply calculation 2017/18 to 2022/23 (assuming Appellant's Figure from Table 1A trajectory (Conservation Impact on Supply) - so reduced by 2164 dwellings)**

**A. Liverpool Methodology**

a) Housing requirement in the Local Plan 2011-2031	19,500
<i>Annual requirement</i>	975
b) Requirement up to 31/3/19	7,800
c) Dwellings completed up to 31/3/19	5,896
d) Shortfall against 31/3/18 target	1,904
e) Shortfall annualised over the remainder of the Plan period	159
f) 5 year supply requirement (2019/20 to 2023/24)	4,875
g) 5 year supply + shortfall	5,668
h) 5 year supply + shortfall + 20% buffer	6,802
i) Supply	5,215

Shortfall/Surplus - 1,587

5 year supply position (years) 3.83

**B. Sedgefield Methodology**

a) Housing requirement in the Local Plan 2011-2031	19,500
<i>Annual requirement</i>	975
b) Requirement up to 31/3/19	7,800
c) Dwellings completed up to 31/3/19	5,896
d) Shortfall against 31/3/18 target	1,904
e) Shortfall applied over the next 5 year period as an annual figure	381
f) 5 year supply requirement (2018/19 to 2022/23)	4,875
g) 5 year supply + shortfall	6,779
h) 5 year supply + shortfall + 20%	8,135
i) Supply	5,215

Shortfall/Surplus - 2,920

5 year supply position (years) 3.21

**C. Method Using National Methodology Figure (2019-2029)**

a) Housing Requirement 2019-2029	11,130
<i>Annual requirement</i>	1,113
b) 5 year supply requirement (2019/20 to 2023/24)	5,565
c) 5 year supply + 20% buffer	6,678
d) Supply	5,215

Shortfall/Surplus - 1,463

5 year supply position (years) 3.90

# **Appendix 3. Modifications to Appendix B of Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document**

# Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory

## Allocations in the Cambridge Urban Area

### The Paddocks Trading Estate, Cherry Hinton Road, Cambridge (see Table C2)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R7</a>	<a href="#">123 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">Total</a>	<a href="#">123 dwellings</a>	=	=	=	=	=

- B.1. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R7). The site is allocated for 123 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and LaSalle Investment Management in March 2015, which agreed: (i) that the most likely time-frame for development was 2023 to 2025 due to the multiple leases on-site and the relocation needs of existing users, and (ii) that the existing lease arrangements and relocation of existing uses from the site would not preclude the site's developability within the plan period. It is unclear exactly when the development will be started and completed as the landowner (LaSalle Investment Management) has not provided a completed questionnaire.
- B.2. Given the position in terms of leasehold interests on the site, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.
- B.3. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and a Statement of Common Ground was agreed in February 2015 that agreed that residential development on the site can be delivered within the plan period. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

### 379-381 Milton Road, Cambridge (see Table C2)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site M1</a>	<a href="#">95 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<b><a href="#">Total</a></b>	<b><a href="#">95 dwellings</a></b>	=	=	=	=	=

B.4. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M1). The site is allocated for 95 dwellings and employment uses. It is unclear exactly when the development will be started and completed as the landowner (EMG Motorgroup) has not provided a completed questionnaire.

B.5. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.6. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

#### **BT telephone exchange and car park, Long Road, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R14</a>	<a href="#">76 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<b><a href="#">Total</a></b>	<b><a href="#">76 dwellings</a></b>	=	=	=	=	=

B.7. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R14). The site is allocated for 76 dwellings. A Statement of Common Ground was agreed between

Cambridge City Council and Telereal Trillium in April 2015, which agreed: (i) that the timing of release of the site is dependent on it no longer being required for BT operational purposes, (ii) that expectations are that the site is most likely to come forward towards the end of the plan period 2026-2031, and (iii) that the existing uses on the site and site constraints such as underground cabling would not preclude the site's developability within the plan period.

- B.8. The agent (on behalf of Telereal Trillium) has advised that the site is not available until after the plan period, as it is currently occupied by existing businesses (see the Annex to this document, Section A2, questionnaire C16). The agent has also advised that the development is viable. The agent has indicated that there are no constraints, market factors or cost factors that could delay delivery of the development.
- B.9. The Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to start at least four years later than anticipated in the previously published housing trajectory.
- B.10. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the agent has advised that the site will be available albeit after the end of the plan period. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**Willowcroft, Histon Road, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R2</a>	<a href="#">78 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">15/1369/FUL</a>	<a href="#">23 dwellings</a>	=	<a href="#">Full Application</a>	<a href="#">29 July 2015</a>	<a href="#">6 January 2016</a>	<a href="#">18 October 2016</a>
<a href="#">17/0412/S73</a>	<a href="#">Amended design, reduces number of dwellings to 21 dwellings</a>	=	<a href="#">Variation of Condition</a>	<a href="#">20 March 2017</a>		<a href="#">3 November 2017</a>
<b><a href="#">Total</a></b>	<b><a href="#">78 dwellings</a></b>	=	=	=	=	=

- B.11. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R2). The site is allocated for 78 dwellings. The site has multiple landowners.
- B.12. **149B Histon Road:** the site has full planning permission for the demolition of an industrial building and erection of 23 dwellings, which was approved in October 2016. A Variation of Conditions application to reduce the number of dwellings to 21 was approved in November 2017. A condition on the original planning permission requires that the development begins within three years from the date of that permission, and the Variation of Conditions application did not change this timescale for implementation. At March 2019, no construction had started on site. If no material start is made on this development, this planning permission will lapse in October 2019. However, the site will still be allocated in the Cambridge Local Plan 2018. It is unclear exactly when the development will be started and completed as the developer (BPHA) has not provided a completed questionnaire.
- B.13. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be at least six years later than predicted in the previously published housing trajectory.
- B.14. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018 and currently has detailed planning permission. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.
- B.15. **149 Histon Road:** the site had full planning permission for the demolition of the existing dwelling and the erection of 15 dwellings, however this planning permission has lapsed as a material start on implementing the planning permission was not made within the required timescale. However, the site is still allocated in the Cambridge Local Plan 2018. It is unclear exactly when the development will be started and completed as the developer (Identified Development Ltd) has not provided a completed questionnaire.
- B.16. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be at least six years later than predicted in the previously published housing trajectory.
- B.17. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

- B.18. **ATS Euromaster, 143 Histon Road:** the landowner (ATS Euromaster) has advised that a developer has not yet been formally identified, and that this process is still being undertaken. The landowner anticipates that the first housing completions will be in 2023, and that the development will be completed in 2023-2024 (see the Annex to this document, Section A2, questionnaire C3c). The landowner has also advised that the development is achievable and viable, and that the site is available immediately subject to the rebuilding of part of the facility. The landowner has indicated that the process of removing asbestos from existing buildings on site as the constraints, market factors or cost factors that could delay delivery of the development.
- B.19. The Council has taken a conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowner to allow for the selection of a developer and the submission and approval of a planning application(s), and therefore has made no allowance for housing on this site within the five year period. It is still anticipated that the development will come forward in the plan period. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.
- B.20. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that the site is available immediately subject to the rebuilding of part of the facility, and the landowner anticipates that the first housing completions will be in 2023. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.
- B.21. **Murketts Ltd, 137 Histon Road:** it is unclear exactly when the development will be started and completed as the landowner (Murketts Ltd) has not provided a completed questionnaire.
- B.22. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be at least two years later than predicted in the previously published housing trajectory.
- B.23. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**Travis Perkins, Devonshire Road, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R9</a>	<a href="#">43 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<b>Total</b>	<b><a href="#">43 dwellings</a></b>	=	=	=	=	=

B.24. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R9). The site is allocated for 43 dwellings. The landowner (Travis Perkins) has advised that the site is not available immediately, as the site is still in its existing use; however it will become available by 2022. The landowner has advised that it is anticipated that a planning application will be submitted in 2020-2021. The landowner anticipates that construction will start on site in 2022, that the first housing completions will be in 2022-2023, and that the development will be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire C4).

B.25. Delivery of this development is anticipated to be two years later than that predicted in the previously published housing trajectory.

B.26. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [43 dwellings fall within part \(b\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that the site will become available by 2022, and the landowner anticipates that construction will start on site in 2022. There is ~~no clear~~ evidence that [housing completions will begin on](#) the site ~~will not be delivered~~ within five years.

#### Police Station, Parkside, Cambridge (see Table C2)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site M4</a>	<a href="#">50 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<b>Total</b>	<b><a href="#">50 dwellings</a></b>	=	=	=	=	=

- B.27. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the residue of that allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M4). The site is allocated for 50 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and Cambridgeshire Constabulary in March 2015, which agreed: (i) that whilst a suitable site for relocation of the police station will need to be found, residential development on the site can be delivered within the plan period, and (ii) that the most likely time-frame for development was 2020-2021.
- B.28. The landowner (Cambridgeshire Constabulary) has advised that the site is not available immediately, and that it will become available once the new South Cambridgeshire police station is operational and the existing police station is no longer needed. The landowner anticipates that development will start on site in 2022-2023, that the first housing completions will be in 2023, and that the development will be completed in 2023-2024 (see the Annex to this document, Section A2, questionnaire C5). The landowner has also advised that the development is achievable and viable. The landowner has indicated that the constraints, market factors or cost factors that could delay delivery of the development are unknown at this stage.
- B.29. The Police and Crime Commissioner, Jason Ablewhite, has recently announced his intentions to relocate Parkside Police Station to a new location in the south of the county. The Commissioner has considered a number of sites, and in June – July 2019 [consulted](#) on his proposal to locate the new police station adjacent to Milton Park and Ride. [A request for a screening opinion for development of up to 4,801 sqm of operational police accommodation and ancillary functions was submitted in August 2019, and the Council responded in October 2019 with a letter and completed EIA Screening Matrix stating that the proposal does not constitute Environmental Impact Assessment development and therefore an Environmental Statement does not need to be submitted with the planning application. Pre-application discussions are in progress.](#)
- B.30. Delivery of this development is anticipated to start one year later than anticipated in the previously published housing trajectory.
- B.31. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [50 dwellings fall within part \(b\) of the definition of deliverable. This site is therefore considered deliverable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in March 2015 that agreed that residential development on the site can be delivered within the plan period, the landowner has advised that the site will be available once the South Cambridgeshire police station is operational and the existing police station is no longer needed, the Police and Crime commissioner has recently announced his intentions to relocate Parkside Police Station, and the landowner anticipates that development will start on site in 2022-2023. There is ~~no clear~~ evidence that \[housing completions will begin on the site will not be delivered\]\(#\) within five years.](#)

**Ridgeons, Cromwell Road, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R12</a>	<a href="#">245 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">16/1904/OUT</a>	<a href="#">245 dwellings</a>	=	<a href="#">Outline</a>	<a href="#">31 October 2016</a>	<a href="#">7 February 2018</a>	<a href="#">21 June 2018</a>
<a href="#">19/0288/FUL</a>	<a href="#">295 dwellings</a>	=	<a href="#">Full</a>	<a href="#">4 March 2019</a>	<a href="#">11 June 2019</a>	<a href="#">16 October 2019</a>
<a href="#">Total</a>	<a href="#">245 dwellings</a>	=	=	=	=	=

[B.32.](#) Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R12). The site is allocated for 245 dwellings. The site has outline planning permission for up to 245 dwellings. A full planning application for the demolition of all buildings on the site was approved in February 2019, [which the agent advised had been sought to facilitate an early start to the development \(see the Annex to this document, Section A2, questionnaire C6 received in March 2019\)](#). At March 2019, no construction had started on site. [At October 2019, the existing buildings have been demolished.](#)

[B.33.](#) The Council's planning committee in June 2019 resolved to grant an alternative full planning application for the site for 295 dwellings, a nursery and community facility, play equipment and landscaping, subject to the prior completion of a s106 agreement. [The s106 agreement has been signed by all parties and the decision notice was issued in October 2019. The scheme includes a mixed housing offer of 2, 3 and 4 bedroom houses and 1 and 2 bedroom apartments and a mix of market and affordable homes.](#)

[B.34.](#) [The site is in the ownership of Cambridge City Council and is being brought forward by Cambridge Investment Partnership \(CIP\) – Hill Investment Partnerships and Cambridge City Council. CIP anticipate that construction will start on site in November 2019, that the first housing completions will be in 2021-2022, and that the development will be completed in 2023-2024 \(see the Annex to this document, Section A2, updated questionnaire C6 received in October 2019\).](#)

[B.35.](#) [The CIP website says "Cambridge City Council and Hill Investment Partnerships have joined forces to address the housing shortage across Cambridge. ... Through the partnership, we are tackling Cambridge's affordable housing shortage, all with a focus on optimising value for the Council, whilst maintaining excellence in design and place-making. By the end of March 2022, we will have started work on site of 500 new council homes across the city."](#)

**B.32-B.36.** There is no reason to doubt the delivery timetable and annual completions provided by CIP. The higher build rates for this scheme are reasonable given: its mixed housing offer; central location in Cambridge where market demand is considered to be high; that it has already been cleared of its existing use and is ready for construction; CIP's stated intention of addressing the housing shortage in Cambridge; and Cambridge City Council's role as the landowner/developer.

**B.33-B.37.** The agent (on behalf of Cambridge Investment Partnership — Hill Investment Partnerships and Cambridge City Council) has advised that Ridgeons have already relocated from the site, and the site is now owned by Cambridge City Council. The agent anticipated that demolition of the existing buildings would commence in March 2019, and that subject to securing detailed planning permission in Summer 2019 that construction works on the new dwellings will start on site in 2019-2020, that the first housing completions will be in 2021-2022, and that the development will be completed in 2023-2024 (see the Annex to this document, Section A2, questionnaire C6). The agent has also advised that the proposed development of 295 dwellings and a nursery and community facilities is achievable and viable (see the Annex to this document, Section A2, questionnaire C6 received in March 2019); however the viability will need to be reviewed once the s106 agreement for the proposed development has been agreed. The agent has indicated that market conditions are the constraints, market factors or cost factors that could delay delivery of the development.

**B.34-B.38.** Delivery of this development is anticipated to start one year later than anticipated in the previously published housing trajectory.

**B.35-B.39.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 295 dwellings fall within part (a) of the definition of deliverable. †This site is therefore considered deliverable as the site is allocated in the Cambridge Local Plan 2018, has a resolution to grant full planning permission for 295 dwellings, the site is in the ownership of a developer (Cambridge Investment Partnership) which includes Cambridge City Council, the existing buildings on site have been demolished, and the agent-developer anticipates that construction can start on site in 2019-2020 will start on site in November 2019 and that the first housing completions will be in 2021-2022, and the development has a mixed housing offer.  
There is no evidence that the site will not be delivered within five years.

### Henry Giles House, Chesterton Road, Cambridge (see Table C2)

<u>Policy or Planning Permission</u>	<u>Proposal</u>	<u>Date Allocated</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>Site R4</u>	<u>48 dwellings</u>	<u>18 October 2018</u>	=	=	=	=

<u>Total</u>	<u>48 dwellings</u>	=	=	=	=	=
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**B.36-B.40.** The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R4). The site is allocated for 48 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and Telereal Trillium in April 2015, which agreed: (i) that the most likely time-frame for development was 2019 to 2023, although it is possible that development will come forward earlier as plans to bring forward the site are underway, and (ii) that the existing uses on the site do not preclude the site's developability within the plan period.

**B.37-B.41.** The agent (on behalf of Telereal Trillium) has advised that the site is not available immediately, as it is currently occupied by JobCentre Plus, and that it will become available in 2029-2030. The agent anticipates that development will start on site in 2029-2030, that the first housing completions will be in 2029-2030, and that the development will be completed in 2030-2031 (see the Annex to this document, Section A2, questionnaire C7). The agent has also advised that the development is viable. The agent has indicated that there are no constraints, market factors or cost factors that could delay delivery of the development.

**B.38-B.42.** Delivery of this development is anticipated to start seven years later than anticipated in the previously published housing trajectory.

**B.39-B.43.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in April 2015 that agreed that residential development on the site can be delivered within the plan period, and the agent has advised that the site will be available in 2029-2030. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

### 295 Histon Road, Cambridge (see Table C2)

<u>Policy or Planning Permission</u>	<u>Proposal</u>	<u>Date Allocated</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>Site R1</u>	<u>32 dwellings</u>	<u>18 October 2018</u>	=	=	=	=
<u>15/0519/OUT</u>	<u>26 dwellings</u>	=	<u>Outline</u>	<u>23 March 2015</u>	<u>6 January 2016</u>	<u>27 September 2016</u>

<a href="#">19/0718/REM</a>	<a href="#">26 dwellings</a>	=	<a href="#">Reserved Matters</a>	<a href="#">23 May 2019</a>	=	=
<b>Total</b>	<b><a href="#">26 dwellings</a></b>	=	=	=	=	=

**B.40-B.44.** The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R1). The site is allocated for 32 dwellings. The site has outline planning permission for demolition of the existing dwelling and erection of 27 dwellings. A reserved matters planning application for demolition of the existing dwelling and erection of 27 dwellings was submitted in May 2019, and is being considered by the Council. Some Discharge of Conditions applications have been agreed by the Council.

**B.41-B.45.** The housebuilder (Laragh Homes) anticipates that development will start on site in early 2020, that the first housing completions will be in 2020, and that the development will be completed in 2021 (see the Annex to this document, Section A2, questionnaire C8). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.42-B.46.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.43-B.47.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [26 dwellings fall within part \(b\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Laragh Homes), a detailed planning application is being considered by the Council, some Discharge of Conditions applications have been agreed by the Council, and the housebuilder anticipates that development will start on site in early 2020. There is ~~no clear~~ evidence that [housing completions will begin on the site](#) will ~~not be delivered~~ within five years.

### **Betjeman House, Hills Road, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site M44</a>	<a href="#">156 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">06/0552/FUL</a>	<a href="#">156 dwellings</a>	=	<a href="#">Full</a>	<a href="#">20 June 2006</a>	<a href="#">6 August 2006</a>	<a href="#">3 August 2007</a>
<b>Total</b>	<b><a href="#">156 dwellings</a></b>	=	=	=	=	=

**B.44-B.48.** The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M44). The site is allocated for 156 dwellings, B1a and B1b employment uses and retail. The site has full planning permission for 156 dwellings, B1 office use, retail / food and drink uses including retention of 'Flying Pig' Public House, new community use, amenity space, and the re-location of the war memorial, which was approved in August 2007. A Variation of Conditions application to extend the time for implementation of the permission, was approved in June 2010. The B1 office use element of the planning permission has been completed, and therefore the planning permission will not lapse. It is unclear exactly when the residential element of this planning permission will be started and completed as the landowner (PACE (Cambridge) Ltd) has not provided a completed questionnaire.

**B.45-B.49.** PACE Investments carried out [public consultation events](#) in June 2019 to seek views on their ideas and proposals for this site as “a forward-thinking office scheme to act as a gateway to Cambridge, with an energised and visionary workspace at its heart.” Pre-application discussions for non-residential development on the remainder of the site are in progress with the landowner.

**B.46-B.50.** The previously published housing trajectory anticipated that delivery of the residential element of this development would be towards the end of the plan period. Whilst, the landowners are now considering non-residential development on the remainder of this site, the site remains allocated in the Cambridge Local Plan 2018 and there is an extant planning permission that includes 156 dwellings. A wholly non-residential scheme on this site would therefore not accord with the development plan. Therefore, the Council has continued to make an allowance for housing on this site towards the end of the plan period.

**B.47-B.51.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018 and has extant planning permission including 156 dwellings. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**Station Area - Pink Phase (Station Road West), Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site M14</a>	<a href="#">mix of uses including residential</a>	<a href="#">18 October 2018</a>	=	=	=	=

<a href="#">08/0266/OUT</a>	<a href="#">up to 331 dwellings</a>	=	<a href="#">Outline</a>	<a href="#">22 February 2008</a>	<a href="#">15 October 2008</a>	<a href="#">09 April 2010</a>
<a href="#">13/1034/REM</a>	<a href="#">137 dwellings</a>	=	<a href="#">Reserved Matters</a>	<a href="#">16 December 2013</a>	<a href="#">9 January 2014</a>	<a href="#">9 January 2014</a>
<a href="#">15/1759/FUL</a>	<a href="#">89 dwellings</a>	=	<a href="#">Full</a>	<a href="#">12 November 2015</a>	<a href="#">2 November 2016</a>	<a href="#">8 March 2018</a>
<a href="#">Total</a>	<a href="#">331 dwellings</a>	=	=	=	=	=

**B.48-B.52.** The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M14). The site is allocated for a mix of uses including residential, use classes A and B, and other amenities. The site had outline planning permission for the comprehensive redevelopment of the Station Road area, comprising up to 331 dwellings, 1,250 student units, Class B1a (office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, D1 (art workshop) floorspace, D1 (community room), D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either residential student or doctors surgery, and a hotel, a new multi storey cycle and car park, and new and improved private and public spaces across the blue and pink phases; however this planning permission has lapsed. Blocks C1, C2, D1, F1 providing 137 dwellings within the pink phase have been completed.

**B.49-B.53.** Blocks I1 and K1 within the pink phase have full planning permission for the demolition of the existing buildings and the construction of two new mixed use buildings for office floorspace (Class B1), retail/cafe/restaurant floorspace (Class A1/A3) and 89 dwellings, which was approved in March 2018. At March 2019, no construction had started on site; however at September 2019 construction had started on site. It is unclear exactly when this development will be completed as the developer (Brookgate) has not provided a completed questionnaire; however as the site is under construction it is reasonable to assume that the development will be completed within five years. Brookgate as a developer has been very active in bringing forward development in the area around Cambridge Station.

**B.50-B.54.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.51-B.55.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [the remaining 89 dwellings fall within part \(a\) of the definition of deliverable.](#) † This site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R5</a>	<a href="#">35 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<b>Total</b>	<b><a href="#">35 dwellings</a></b>	=	=	=	=	=

**B.52-B.56.** The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R5) for 35 dwellings. The site has two landowners: This Land and MRH (GB) Ltd. It is unclear exactly when the development will be started and completed as the landowners have not provided a completed questionnaire.

**B.53-B.57.** As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

**B.54-B.58.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**149 Cherry Hinton Road and Telephone Exchange, Coleridge Road, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R8</a>	<a href="#">33 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<b>Total</b>	<b><a href="#">33 dwellings</a></b>	=	=	=	=	=

**B.55-B.59.** The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R8) for 33 dwellings. The site has two landowners: Swiss Laundry and Telereal Trillium. The agent (on behalf of Telereal Trillium) has advised that the site is not available until after the plan period, as it is currently occupied by BT (see the Annex to this document, Section A2, questionnaire C13). The agent has also advised

that the development is viable. The agent has indicated that there are no constraints, market factors or cost factors that could delay delivery of the development. It is unclear exactly when the remainder of the site will be available for residential development as the landowner (Swiss Laundry) has not provided a completed questionnaire; however the site has recently been [put up for sale](#) as the Swiss Laundry has now opened a new laundry on Papworth Business Park.

**B.56-B.60.** The Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to start at least four years later than anticipated in the previously published housing trajectory.

**B.57-B.61.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, the agent on behalf of Telereal Trillium has advised that the site will be available after the end of the plan period, and the Swiss Laundry site has recently been put up for sale. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

#### Mill Road Depot and adjoining properties, Mill Road, Cambridge (see Table C2)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R10</a>	<a href="#">167 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">17/2245/FUL</a>	<a href="#">182 dwellings</a>	=	<a href="#">Full</a>	<a href="#">22 December 2017</a>	<a href="#">28 March 2018</a>	<a href="#">11 June 2018</a>
<a href="#">18/1947/S73</a>	<a href="#">additional 4 dwellings</a>	=	<a href="#">Variation of Condition</a>	<a href="#">11 December 2018</a>	<a href="#">17 June 2019</a>	<a href="#">14 August 2019</a>
<a href="#">19/0175/FUL</a>	<a href="#">50 dwellings</a>	=	<a href="#">Full</a>	<a href="#">15 February 2019</a>	<a href="#">17 June 2019</a>	<a href="#">14 August 2019</a>
<b><a href="#">Total</a></b>	<b><a href="#">236 dwellings</a></b>	=	=	=	=	=

**B.58-B.62.** The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R10) for 167 dwellings. The site has full planning permission for phase 1: 182 dwellings, floorspace for Use Class B1 (Business) or D1 (Non-Residential Institutions) in the alternative, a surface water pumping station, and open space, which was approved in June 2018. At March 2019, 12 dwellings were under construction and 170 dwellings had not been started. The Council's planning committee in June 2019 resolved to grant a Variation of Condition application for 4

additional dwellings (one to replace the pumping station) and other revisions to the development, [and the decision notice was issued in August 2019. The Council's planning committee in June 2019](#) ~~and~~ also resolved to grant a full planning application for phase 2: 49 affordable dwellings, a community centre and ancillary office and meeting rooms, and change of use of Gate House to commercial uses (Use Classes A1/A2/A3/B1/D1 in the alternative) on the ground floor with an affordable dwelling on the first floor, and open space, [and the decision notice was issued in August 2019.](#)

~~B.59-B.63.~~ B.63. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that phase 1 is already under construction and that construction works for phase 2 are anticipated to start in September 2019. The developer anticipates that the first housing completions will be in Spring 2020, and that the development will be completed in Spring 2022 (see the Annex to this document, Section A2, questionnaire C14). The developer has also advised that the development is achievable and viable. The developer has indicated that market conditions are the constraints, market factors or cost factors that could delay delivery of the development.

~~B.60-B.64.~~ B.64. Delivery of this development is anticipated to start one year later than anticipated in the previously published housing trajectory; however it is anticipated that the development will still be completed by 2022. The developer has advised that the delivery timetable has been updated due to initial delays to basement construction on phase 1.

~~B.64-B.65.~~ B.65. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [236 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as phase 1 of the site has detailed planning permission and is under construction, phase 2 of the site has [a resolution to grant planning permission](#) ~~detailed planning permission, the site~~ ~~and~~ is in the ownership of a developer (Cambridge Investment Partnership), and the developer anticipates that the whole development will be completed by 2022. There is no evidence that the site will not be delivered within five years.

#### Horizon Resource Centre, 285 Coldham's Lane, Cambridge (see Table C2)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R11</a>	<a href="#">40 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">Total</a>	<a href="#">40 dwellings</a>	=	=	=	=	=

**B.62-B.66.** The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R11) for 40 dwellings. The landowner (Cambridgeshire County Council) has advised that the site is not currently available, as it currently occupies the site; however the landowner has advised that it may become available in the next 10 years if it is declared surplus to operational requirements (see the Annex to this document, Section A2, questionnaire C15). The landowner has also advised that the development is achievable and viable. The landowner has indicated that highways access is the constraints, market factors or cost factors that could delay delivery of the development.

**B.63-B.67.** Given that the site is not currently available and it is unclear when its current use will no longer be required, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to start at least four years later than anticipated in the previously published housing trajectory.

**B.64-B.68.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the landowner has advised that the site may become available in the next 10 years if it is declared surplus to operational requirements. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**Cambridge Professional Development Centre, Foster Road, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R16</a>	<a href="#">67 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">Total</a>	<a href="#">67 dwellings</a>	=	=	=	=	=

**B.65-B.69.** The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R16) for 67 dwellings. The landowner (Cambridgeshire County Council) has advised that the site is not currently available, as it currently occupies the site; however the landowner has advised that it may become available in the next 10 years if it is declared surplus to operational requirements (see the Annex to this document, Section A2, questionnaire C17). The landowner has also advised that the development is achievable and viable. The landowner has indicated that there are no constraints, market factors or cost factors that could delay delivery of the development.

**B.66-B.70.** Given that the site is not currently available and it is unclear when its current use will no longer be required, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to start at least four years later than anticipated in the previously published housing trajectory.

**B.67-B.71.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the landowner has advised that the site may become available in the next 10 years if it is declared surplus to operational requirements. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

### Clifton Road Area, Cambridge (see Table C2)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site M2</a>	<a href="#">550 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<b>Total</b>	<b>550 dwellings</b>	=	=	=	=	=

**B.68-B.72.** The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M2) for a maximum capacity of 550 dwellings, and employment and leisure related uses. The site has multiple landowners: Cambridge City Council, USS, Royal Mail Group, X-Leisure Ltd and PAT Pensions.

**B.69-B.73.** Cambridge City Council has advised that it is the freehold owner of the land, but that the land is subject to long leases. The agent (on behalf of USS) has advised that the site is not available until 2022, as it is currently occupied by existing employment uses with leases yet to expire (see the Annex to this document, Section A2, questionnaire C18). The agent anticipates that a planning application will be submitted in 2020-2021, that development will start on site in 2022, that the first housing completions will be in 2023, and that the development will be completed around 2030-2031. The agent has also advised that it is expected that the development is achievable and viable. The agent has indicated that legal and ownership constraints and market factors are the constraints, market factors or cost factors that could delay delivery of the development. The agent has advised that the site is currently in multiple ownerships and therefore legal agreements will need to be put in place to enable the site to be brought forward. It is unclear exactly what the intentions are of the other leaseholders (Royal Mail Group, X-Leisure Ltd and PAT Pensions) as they have not provided completed questionnaires.

**B.70-B.74.** As such, the Council has taken a more conservative approach to delivery on this site to that anticipated by the agent (on behalf of USS) to allow for the submission and approval of a planning application(s), and legal agreements between the multiple landowners to be put in place. Delivery of this development is anticipated to start two years later than anticipated in the previously published housing trajectory.

**B.71-B.75.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the agent (on behalf of USS) has advised that the site will be available from 2022 and anticipates that a planning application will be submitted in 2020-2021. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**82-88 Hills Road and 57-63 Bateman Street, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site M5</a>	<a href="#">20 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">Total</a>	<a href="#">20 dwellings</a>	=	=	=	=	=

**B.72-B.76.** The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site M5) for 20 dwellings and employment uses. It is understood from the agent (on behalf of Trinity Hall) that there is no change from that shown in the previously published housing trajectory (see the Annex to this document, Section A2, email C19). The previously published housing trajectory anticipated that delivery of this site would be towards the end of the plan period as Trinity Hall wished to retain the existing use in the short to medium term.

**B.73-B.77.** Delivery of this development is anticipated to the same as that anticipated in the previously published housing trajectory.

**B.74-B.78.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018 and the agent has advised that there is no change from that shown in the previously published housing trajectory that anticipated delivery of this site towards the end of the plan period. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge (see Table C2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site R6</a>	<a href="#">75 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">Total</a>	<a href="#">75 dwellings</a>	=	=	=	=	=

**B.75-B.79.** The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R6) for 75 dwellings. The site has four landowners: Cambridge City Council, Cambridgeshire County Council, The Churches Trust and Cambridge Spiritualist Centre.

**B.76-B.80.** One of the landowners (Cambridge City Council) has advised that the site is not available immediately, as the site is still being used by its existing owners. Cambridge City Council has also advised that funding has been made available through One Public Estate to incorporate all parts of the site into the East Cambridge Regeneration and Development project, and the first meetings with key stakeholders were scheduled for March and April 2019. Discussions are now underway to explore whether a joint scheme for the whole of the area can be developed; however further funding will be needed to physically deliver a joint scheme. Cambridge City Council has advised that it is currently not known whether the development is achievable and viable (see the Annex to this document, Section A2, questionnaire C20). Cambridge City Council has indicated that legal and ownership constraints are the constraints, market factors or cost factors that could delay delivery of the development. The site has four landowners and a relationship between them all has not yet been formalised.

**B.77-B.81.** Cambridge City Council has indicated securing the One Public Estate funding has made it possible to undertake investigation and feasibility studies, and a planning application could be submitted by March 2021. Provided that planning permission is secured, Cambridge City Council anticipates that works could start on site in March 2022, that the first housing completions could be in 2023, and that the development could be completed by March 2026.

**B.78-B.82.** The Council has taken a conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowner to allow for initial studies to be undertaken and the submission and approval of a planning application(s). Delivery of this development is anticipated to start earlier than anticipated in the previously published housing trajectory.

**B.79-B.83.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, funding has been secured from One Public Estate to explore whether a joint scheme for the whole of the area can be developed and to undertake studies, and one of the landowners has indicated that works could start on site in 2023. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**315-349 Mill Road and Brookfields, Cambridge (see Table C2)**

<u>Policy or Planning Permission</u>	<u>Proposal</u>	<u>Date Allocated</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>Site R21</u>	<u>78 dwellings</u>	<u>18 October 2018</u>	=	=	=	=
<u>Total</u>	<u>78 dwellings</u>	=	=	=	=	=

**B.80-B.84.** Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R21). The site is allocated for 78 dwellings, employment uses (including healthcare) and up to 270 student rooms. The 270 student rooms have been completed as Cam Foundry. It is unclear exactly when the residential element of this development will be started and completed as the landowner (Cambridgeshire Community Services NHS Trust) has not provided a completed questionnaire.

**B.81-B.85.** As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be one year later than that predicted in the previously published housing trajectory.

**B.82-B.86.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**Orchard Park (see Table SC2)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy SS/1</a>	=	<a href="#">27 September 2018</a>	=	=	=	=
<a href="#">S/2194/16/FL</a>	<a href="#">63 dwellings</a>	=	<a href="#">Full</a>	<a href="#">20 June 2016</a>	<a href="#">2 August 2017</a>	<a href="#">4 September 2017</a>
<a href="#">S/2975/14/OL</a>	<a href="#">42 dwellings</a>	=	<a href="#">Outline</a>	<a href="#">22 December 2014</a>	<a href="#">30 March 2015</a>	<a href="#">18 April 2016</a>
<a href="#">Total</a>	<a href="#">105 dwellings</a>	=	=	=	=	=

**B-83-B.87.** 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 South Cambridgeshire Local Plan 2004 and the allocation has been carried forward into subsequent plans, including the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/1). Outline planning permission for the site was approved in June 2005, but that planning permission has now lapsed.

**B-84-B.88.** **Parcel L2:** the site has full planning permission for a mixed use scheme of 63 dwellings, a gym and two commercial units, which was approved in September 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site.

**B-85-B.89.** The agent (on behalf of Turnwood Limited) ~~has~~ indicated [in March 2019](#) that due to viability issues with the approved scheme the landowner ~~is was~~ seeking amendments. The agent has also indicated that once approval ~~is was~~ given for the amendments, construction ~~can could~~ start on site and it ~~is was~~ anticipated that it would take around 18 months to complete the development (see the Annex to this document, Section A2, email SC2 [received in March 2019](#)). [The variation of conditions application for the amendments was withdrawn in June 2019. It is unclear exactly when the development will be started and completed as the landowner has not provided an update in terms of their intentions for the delivery of this site since this application has been withdrawn.](#)

**B-86-B.90.** As the proposal is a single block of flats, the housing completions will all be within one year. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by September 2018, based on an average lead-in time of a year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March

2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in September 2020. The Council anticipates that this site will be completed in 2022-2023. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.87-B.91.** The site has full planning permission and therefore falls within part (a) of the definition of deliverable. The developer still has eleven months to make a material start on site so that the planning permission will not lapse. There is no clear evidence that the site will not be delivered within five years. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 63 dwellings fall within part (a) of the definition of deliverable. †This site is considered deliverable as the site is allocated in the South Cambridgeshire Local Plan 2018, has detailed planning permission, the agent anticipates that construction can start on site once the amendments to the scheme have been approved, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**B.88-B.92.** **Parcel Com4:** the site has outline planning permission for up to 42 apartments and an 82 unit apart/hotel with a restaurant and gym facilities, which was approved in April 2016. A planning application to vary conditions, including the time scale for the submission of reserved matters planning applications, was approved in March 2017. 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 be submitted by March 2020. The Council's planning committee in July 2019 refused a full planning application for 93 apartments on this site, and an alternative full planning application for 158 student units, based on their design and the developments not being in accordance with the Orchard Park Design Guidance Supplementary Planning Document. It is unclear exactly when the development will be started and completed as the developer (Marchingdale Developments Limited) has not provided a completed questionnaire.

**B.89-B.93.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2018, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and a full planning application for this site was refused by the Council's planning committee in July 2019. The Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before March 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. As the proposal is for apartments, it is likely that the housing completions will all be within one year, and therefore the Council anticipate that this site will be completed in 2022-2023.

~~B.90.~~B.94. The apart/hotel is not providing dwellings and is therefore not included in the housing trajectory. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

~~B.91.~~B.95. The landowner still has four months to submit a new reserved matters planning application so that the outline planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 42 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site is allocated in the South Cambridgeshire Local Plan 2018, has outline planning permission, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no clear evidence that housing completions will begin ~~the~~ on site ~~will not be delivered~~ within five years.

## Allocations on the Cambridge Fringe

### North West Cambridge (University Site) (see Tables C3 and SC3)

**B.92-B.96.** Eddington is a housing-led mixed-use development on the north western edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The site was allocated in the North West Cambridge Area Action Plan (adopted in October 2009). The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University, including 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing.

**B.93-B.97.** Outline planning permission for up to 3,000 dwellings, up to 2,000 student bedspaces, employment floorspace (Classes B1(b), D1 and sui generis research uses), retail floorspace (Use Classes A1 to A5), senior living (Class C2), community centre, indoor sports provision, police, health care, primary school, nurseries (Class D1), hotel, energy centre, and open spaces was approved in February 2013. It is anticipated that 1,849 dwellings will be provided in Cambridge and 1,151 dwellings will be provided in South Cambridgeshire.

**B.94-B.98.** The build out rates on North West Cambridge so far are shown in Figure 6 (below). The data shows that the peak number of completions delivered in a year is 264 dwellings; however the average number of completions per year varies significantly by parcel.

Figure 6: Build Out Rates on North West Cambridge

Parcel	Number of Dwellings (net)	Market (M) or Affordable (A)	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
M1 & M2	240	M		4	146	146	75
		A				0	
		Total	0	4	146	146	75
Lot 1	117	M				0	
		A		117		117	117
		Total	0	117	0	117	117
Lot 2	264	M				0	
		A			264	264	264
		Total	0	0	264	264	264
Lot 3	232	M				0	
		A		232		232	232
		Total	0	232	0	232	232
Lot 8	73	M				0	
		A	73			73	73
		Total	73	0	0	73	73
Total		M	0	4	146	146	75
		A	73	349	264	349	229
		Total	73	353	410	410	279

**B.95-B.99.** Phase 1 was anticipated provide the following residential uses: 700 dwellings for University and College staff, 450 market homes and 325 post graduate student rooms.

**B.96-B.100.** Lot 1 (117 dwellings in Cambridge), lot 2 (264 dwellings in Cambridge), lot 3 (232 dwellings in Cambridge), lot 8 (73 dwellings in Cambridge) and lot 5 (325 student bed spaces) have been completed.

**B.97-B.101.** Lots M1 & M2 (240 dwellings, 121 dwellings in Cambridge and 119 dwellings in South Cambridgeshire) have detailed planning permission and are under construction. At March 2019, 112 dwellings had been completed in Cambridge, 38 dwellings had been completed in South Cambridgeshire, 9 dwellings were under construction in Cambridge, 30 dwellings were under construction in South Cambridgeshire, and 51 dwellings had not been started in South Cambridgeshire. The housebuilder (Hill Residential) anticipates that lots M1 & M2 will be completed in by 2023 (see the Annex to this document, Section A2, email GC5).

**B.98-B.102.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 240 dwellings on lots M1 & M2 fall within part (a) of the definition of deliverable. These lots are therefore considered deliverable as these lots they have detailed planning permission and are under construction. There is no evidence that these lots will not be delivered within five years.

**B.99-B.103.** Lot S3 (186 dwellings in Cambridge) has detailed planning permission, approved in April 2019. A condition on the original planning permission requires that the development begins within two years from the date of the last reserved matters for that parcel. The housebuilder (Hill Residential) anticipates that lot S3 will be completed between 2021 and 2024 (see the Annex to this document, Section A2, email GC5).

**B.100-B.104.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 186 dwellings on lot S3 fall within part (a) of the definition of deliverable. This lot is therefore considered deliverable as this lot it has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), and the housebuilder anticipates that this lot will be completed in 2021-2024. There is no evidence that housing completions will not begin on this lot within five years.

**B.101-B.105.** Lot M3 (106 dwellings in Cambridge) has detailed planning permission, approved in June 2017. At March 2019, a material start had been made on site to prevent the planning permission from lapsing. The housebuilder (Hill Residential) anticipates that lot M3 will be completed between 2022 and 2025 (see the Annex to this document, Section A2, email GC5).

**B.102-B.106.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 106 dwellings on lot M3 fall within part (a) of the definition of deliverable. This lot is therefore considered deliverable as this lot it has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), a material start has been made on the planning permission and the housebuilder

anticipates that this lot will be completed in 2022-2025. There is no evidence that housing completions will not begin on this lot within five years.

~~B.103~~B.107. The remainder of the site (750 dwellings in Cambridge and 1,032 dwellings in South Cambridgeshire) has outline planning permission, which was approved in February 2013. A condition on the planning permission allows the landowner ten years for the submission of all reserved matters planning application(s) for housing; therefore all reserved matters planning applications for housing would need to be submitted by February 2023. Pre-application discussions are in progress relating to the infrastructure for phase 2, which is likely to be for a mix of uses. Pre-application discussions have also previously been undertaken for residential uses on lot 4 and lots S1 & S2. Lot 4 had detailed planning permission; however this planning permission has lapsed as a material start on implementing this planning permission was not made within the required timescale. This lot therefore now only has outline planning permission so is included in this remainder.

~~B.104~~B.108. It is unclear exactly when the remainder of the development will be started and completed as the landowner (University of Cambridge) has not provided a completed questionnaire. As such, the Councils have taken a conservative approach to the delivery on the remainder of this site (which only has outline planning permission) by making no allowance for housing on this remainder within the five year period; however it is still anticipated that the development will come forward within the plan period. The Councils have taken a conservative approach to delivery of this site and assumed that North West Cambridge (University Site) as a whole will deliver no more than 250 dwellings a year. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.

~~B.105~~B.109. Completion of the development is anticipated to be later than anticipated in the previously published housing trajectory.

~~B.106~~B.110. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) the remainder of this site is considered developable as the site is allocated in the North West Cambridge Area Action Plan and it has outline planning permission. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

### **NIAB (Darwin Green) (see Tables C3 and SC3)**

~~B.107~~B.111. Darwin Green is a housing-led mixed-use development on the northern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The land within Cambridge was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 20 / Site R43). The land within South Cambridgeshire was allocated in the Site Specific Policies DPD (adopted in January 2010) and has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018).

**B.108-B.112.** The build out rates on the whole of NIAB (Darwin Green) so far are shown in Figure 7 (below). The data shows that the peak number of completions delivered in a year is 54 dwellings; however the average number of dwellings completed per year is lower.

Figure 7: Build Out Rates on NIAB (Darwin Green)

Parcel	Number of Dwellings (net)	Market (M) or Affordable (A)	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Frontage	187	M	35	29	32	11						35	27
		A	19	20	7							20	15
		Total	54	49	39	11	0	0	0	0	0	54	38
Main	1,593	M									15	15	15
		A										0	
		Total	0	0	0	0	0	0	0	0	0	15	15
Total		M	35	29	32	11	0	0	0	0	15	35	24
		A	19	20	7	0	0	0	0	0	0	20	15
		Total	54	49	39	11	0	0	0	0	0	54	34

**B.109-B.113. NIAB Frontage:** the site has detailed planning permission for 187 dwellings. At March 2019, 153 dwellings had been completed and 34 dwellings had not been started. It had previously been anticipated that the remaining 34 dwellings would have come forward alongside the NIAB Main development, however detailed planning permission was approved in March 2018 for non-residential development on the land where the remaining 34 dwellings would have been sited. The Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site in the housing trajectory.

**B.110-B.114.** In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as the remaining part of this site now has detailed planning permission for non-residential development.

**B.111-B.115. NIAB Main:** 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), and within this two [phases-parcels](#) have detailed planning permission for 287 dwellings. At March 2019, 15 dwellings had been completed, 162 dwellings were under construction, 110 dwellings had not been started, and 1,306 dwellings had outline planning permission. [At October 2019, 69 dwellings had been completed, 125 dwellings were under construction, 93 dwellings had not been started, and 1,306 dwellings had outline planning permission.](#) Some Discharge of Conditions applications have been agreed by the Council. A reserved matters planning application for 330 dwellings on [the third phase a further parcel](#) of this development

was submitted in August 2019, and is being considered by the Council. It is understood that the development will be built out through continuous [phasesparcels](#).

[B.116.](#) The housebuilder (David Wilson Homes / Barratt Homes) has advised that the first dwellings have been sold. The housebuilder anticipates that the development will be completed by 2028, and that annual completions of up to 200 dwellings can be achieved (see the Annex to this document, Section A2, questionnaire GC7). The housebuilder has advised that this timetable is based on the site being purchased on a phased basis, the reserved matters planning applications being submitted on a rolling basis, and the reserved matters planning applications being approved within thirteen weeks to enable continuity of build for their contractors and labour force. The housebuilder has identified market conditions, discharging conditions and delays in the planning application process as the constraints, market factors or cost factors that could delay delivery of the development.

[B.117.](#) [Pre-application discussions are in progress regarding the reserved matters applications for future parcels. The Council understands from discussions with Barratts / David Wilson Homes that they are looking to bring this development forward quickly with a high build out rate for Darwin Green.](#)

[B.118.](#) [The frontage of Darwin Green was completed between 2010 and 2014 and had an average build out rate of 38 dwellings per year \(see figure 7 above\). This parcel of the development consisted of 116 flats and 37 houses \(76% flats\), made up of 1, 2 and 3 bedroom flats and 2 and 3 bedroom houses, with a mix of market and affordable dwellings, and therefore had a less diverse housing offer than being brought forward through the first two parcels of Darwin Green Main, which consist of 196 flats and 91 houses \(68% flats\) made up of 1, 2 and 3 bedroom flats and 2, 3 and 4 bedroom houses, with a mix of market and affordable dwellings. A more diverse housing offer allows the development to be attractive to a wider range of buyers, therefore increasing sales, and resulting in a higher build out rate. Barratts / David Wilson Homes understand the housing market in this area, and their proposals for Darwin Green take account of this.](#)

[B.119.](#) [In north west Cambridge, Eddington is the only significant housing development that is providing direct competition for sales of new homes. The market homes being provided at Eddington are high specification exemplar sustainable homes, providing a different typology to the homes provided by volume housebuilders, and therefore enabling different lifestyle choices. For example, lot S3 at Eddington will be providing apartment blocks that each contain a mix of apartment sizes with shared internal co-working space on the ground floor. Therefore, the housing offer at Eddington being provided by Hill Residential and the University of Cambridge of market homes and student / university related accommodation is different to that being provided by Barratts / David Wilson Homes on Darwin Green.](#)

[B.120.](#) [In south Cambridge, while Barratts have been delivering Trumpington Meadows from 2011-2012 onwards, similar housebuilders such as Bovis Homes, CALA Homes, and Crest Nicholson have been delivering a similar housing offer on Clay Farm. Barratts / David Wilson Homes at Darwin Green therefore have less direct competition from other developments offering similar homes in the north west Cambridge area, than in](#)

south Cambridge where Barratts have been and continue to be delivering homes on Trumpington Meadows.

B.121. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C, are that an annual average completion rate of 250 dwellings is appropriate for these sites. Darwin Green is a strategic site. The housebuilders of Darwin Green have advised (see the Annex to this document, Section A2, questionnaire GC7) that build out rates for this development of up to 200 dwellings per annum will be achieved. As the first parcels of this development are under construction, the Council has no reason to doubt the build out rates provided by the housebuilders, and therefore the Council has used the lower build out rates provided by the housebuilders rather than the Councils' typical assumptions.

~~B.112.~~B.122. From ongoing discussions with the housebuilders (Barratts / David Wilson Homes) as part of the pre-application and application processes and the evidence collated, the Council considers that the delivery timetable and build out rates for this site provided by the housebuilders are reasonable and achievable.

~~B.113.~~B.123. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.124. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 287 dwellings fall within part (a) of the definition of deliverable and 1,306 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the whole site has outline planning permission, two phases-parcels have detailed reserved matters planning permission and are under construction, a detailed reserved matters planning application for phase 3a third parcel of 330 homes has been submitted and is being considered by the Council, and the site is in the ownership of a housebuilder (Barratt Homes / David Wilson Homes), pre-application discussions are in progress regarding the reserved matters applications for future phases, 54 homes have been completed within the last six months and at October 2019 125 homes were under construction, the housing offer for this development is not in direct competition with other developments in north west Cambridge, there is a mixed housing offer on the first parcels of this development from 1 bed flats to 4 bed homes, the housebuilders understand the housing market in this area and their proposals for Darwin Green take account of this, and from ongoing discussions with the housebuilders through the pre-application and application processes the Council understands that Barratts / David Wilson Homes are looking to bring this development forward quickly with a high build out rate.

~~B.114.~~B.125. There is no evidence that housing completions will not continue to be delivered on the parcels with detailed planning permission, and there is clear evidence that housing completions will begin within five years on other parcels within the development that currently only have outline planning permission. The Council anticipates that, with over half of the site will be completed within five years.

~~B.115.~~B.126. 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 are in progress and it is understood that a planning application will be submitted in early 2020.

~~B.116~~B.127. It is unclear exactly when the development will be started and completed as the housebuilder (Barratt Homes / David Wilson Homes) has not provided a completed questionnaire. As such, the Councils have therefore taken a conservative approach to delivery of this site and assumed that NIAB (Darwin Green) as a whole will deliver no more than 200 dwellings a year, based on the housebuilders' anticipated completions for Darwin Green 1. If in future years, there is evidence of higher actual annual completions or the site coming forwards sooner, this will be considered in the preparation of future housing trajectories.

~~B.117~~B.128. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

~~B.118~~B.129. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the South Cambridgeshire Local Plan 2018, the site is in the ownership of a housebuilder (Barratt Homes / David Wilson Homes), pre-application discussions are in progress, and it is understood that a planning application will be submitted in early 2020. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

### **Cambridge East (see Tables C3 and SC3)**

~~B.119~~B.130. 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.

~~B.120~~B.131. 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 Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Sites R41 and R47) and the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) carry forward the allocations for the parts of Cambridge East that can be delivered with the airport remaining and identify the remainder of the land as being safeguarded so that it can be brought forward for development at a later date through a review of the Local Plans, if circumstances change.

### **Cambridge Airport:**

**B.121-B.132.** This land is safeguarded and as no housing is expected to be delivered on this land within the plan period to 2031, no allowance is made for housing on the airport in the housing trajectory. [Marshall of Cambridge](#) has recently announced its intentions to move to a new location by 2030, and therefore the Councils<sup>16</sup> have committed to working with them to explore the potential redevelopment of the Cambridge Airport site through the preparation of the new Greater Cambridge Local Plan.

**Cambridge East - Land north of Newmarket Road (also referred to as WING or Marleigh):**

**B.122-B.133.** This land is allocated as Phase 1 in the Cambridge East AAP (adopted in February 2008) and is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) for 1,300 dwellings. Outline planning permission for up to 1,300 homes, a primary school, a food store, community facilities and open space was granted in November 2016. Some Discharge of Conditions applications have been agreed by the Council. In August 2019, the Councils' Joint Development Control Committee – Cambridge Fringes resolved to grant a reserved matters planning application for 239 dwellings and non-residential floorspace including 'Market Square' on Phase 1a, [and the decision notice was issued in September 2019](#). Pre-application discussions are in progress for Phase 1b, which will also include housing, and it is anticipated that the reserved matters planning application will be submitted shortly.

**B.134.** The landowner (Marshall Group Properties) and a housebuilder (Hill Residential) are working together to deliver the project, and Hill Marshall LLP have secured Homes England funding to accelerate delivery of ~~the WING~~[this](#) development<sup>17</sup>. The money will be used to enable infrastructure works for the ~~entire~~ development and to fund the ~~relocation-re-provision~~ of the ground running enclosure [facility](#), and together these will allow the first phase of housing to be delivered up to 18 months ahead of schedule. [The re-provision of the ground running enclosure facility is necessary to mitigate the noise impacts from this facility on the new homes on this development.](#) Alongside this, the [s106 agreement](#) for this development includes a requirement for 50 dwellings to be completed to slab level by November 2020.

**B.123-B.135.** [The s106 agreement for this development prevents the occupation of any dwellings until use of the existing ground running enclosure facility has ceased and a new ground running enclosure facility has been completed and is in operation. Planning permission for the new aircraft engine ground running enclosure facility and supporting infrastructure works, including a new taxiway link \(S/3591/16/FL and 16/2212/FUL\) was approved in November 2017, and all pre-commencement conditions have been discharged by the Councils. Construction of the new aircraft engine ground running enclosure facility was completed in July 2019, and Marshall anticipate that the facility will be brought into use in November 2019 \(see the Annex to this document, Section A2, Document GC10\).](#)

<sup>16</sup> [Cambridge City Council News Release](#) and [South Cambridgeshire District Council News Release](#)

<sup>17</sup> [Homes England News Release](#) and [Hill Residential News Release](#)

B.136. The agent (on behalf of Hill Marshall LLP) ~~anticipates~~ anticipated that infrastructure works ~~will~~ would start on site in Spring 2019 as detailed planning permission for infrastructure works was granted in November 2018 (see the Annex to this document, Section A2, questionnaire GC9), and at October 2019 work is underway. ~~The agent has also advised that the majority of the pre-commencement conditions have been discharged, and discussions are underway regarding the outstanding pre-commencement conditions relating to contamination.~~ The agent anticipates that the first housing completions will be in 2020 and that the development will be completed in 2028. The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.137. Although planning permission for the primary school was refused in September 2019, Cambridgeshire County Council is seeking to address the two reasons for refusal as quickly as possible to enable a new planning application to be submitted. The reasons for refusal relate to the design of the development, and not the principal of the development. The refusal of planning permission for the primary school will therefore not prevent the consideration and determination of other reserved matters planning applications, including those for housing.

B.138. A planning performance agreement for the planning application process is in place, and there is a commitment from the Council to work with Hill Marshall LLP to enable the delivery of this site.

~~B.124.~~ B.139. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C, are that an annual average completion rate of 250 dwellings is appropriate for these sites. Cambridge East – North of Newmarket Road is a strategic site. The agent has advised (see the Annex to this document, Section A2, questionnaire GC9) that build out rates for this development of up to 225 dwellings per annum will be achieved. The Council has no reason to doubt the build out rates provided by the agent, which are lower than the Councils' typical assumptions, and therefore the Council has used the lower build out rates provided by the agent rather than the Councils' typical assumptions.

~~B.125.~~ B.140. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

~~B.126.~~ B.141. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 239 dwellings fall within part (a) of the definition of deliverable and 1,061 dwellings fall within part (b) of the definition of deliverable. ‡ This site is therefore considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, the whole site has outline planning permission, ~~a reserved matters planning application for Phase 1a has reserved matters planning permission for 239 dwellings is being considered by the Council,~~ the site is in the ownership of a housebuilder (Hill Residential), detailed planning permission for infrastructure works was granted in 2018 and works will have started on site ~~in Spring 2019~~, the development has Homes England funding to accelerate delivery, the s106 agreement includes a requirement for 50 dwellings to be completed to slab level by November 2020, construction of the new aircraft engine

ground running enclosure facility was completed in July 2019 and it is anticipated that the facility will be brought into use in November 2019, a planning performance agreement for the planning application process is in and place, the agent (on behalf of Hill Marshall LLP) anticipates that the first housing completions will be in 2020, and there is a commitment from the Council to work with Hill Marshall LLP to enable the delivery of this site. There is no evidence that housing completions will not be delivered on phase 1a that has reserved matters planning permission, and there is clear evidence that housing completions will begin on site within five years on the parcels within the development that currently only have outline planning permission.

#### **Cambridge East - Land north of Cherry Hinton:**

B.142. ¶This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (adopted in September 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.

B.143. An Outline planning permission application for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was submitted in March 2018, and is being considered by the Councils. There is an outstanding objection from the Environment Agency to be resolved regarding contamination of groundwater from the previous uses on the site. The Environment Agency's objection relates to insufficient information having been submitted with the planning application in relation to known contamination below the site and its associated risk to groundwater. Discussions are ongoing with the Environment Agency to resolve the issue. The Environment Agency had no objection in principle to the Councils' proposed modifications to their Local Plans, which included the modifications to the Cambridge East policies to allocate the land north of Cherry Hinton. The Environment Agency made comments, but did not object, to the draft SPD for this site.

B.144. It is anticipated that this outline planning application will be considered by the Joint Development Control Committee – Cambridge Fringes in early 2020. In parallel with the outline planning application process, discussions are also progressing on the s106 agreement so that it can be signed and the decision notice issued shortly after the Councils' have resolved to grant planning permission.

B.145. The site is being brought forward jointly by Marshall Group and Endurance Estates, and they intend to bring forward this development promptly and ahead of the relocation of the airport. They are therefore still intending to progress the relocation of the existing airport equipment and infrastructure and associated mitigation measures necessary to enable residential development on this development. Marshall is progressing with each of the relocation and replacement projects necessary for the continued functioning of the airport so that there are no impediments to the delivery of the housing developments at land north of Newmarket Road and land north of Cherry Hinton. Updates on each of the projects are provided in the briefing note

received from the agent in October 2019 (see the Annex to this document, Section A2, Document GC10).

~~B.127.~~B.146. Marshall Group and Endurance Estates are intending to undertake a competitive process to find a development partner for the first parcels once outline planning permission has been approved, and anticipate that they will have appointed a partner(s) by December 2020.

~~B.128.~~B.147. The agent (on behalf of Marshall Group and Endurance Estates) anticipates that the outline planning permission will be approved in Summer 2019~~has advised that if the outline planning application is approved by April 2020 that the first reserved matters will be submitted by October 2021, with approval anticipated by March 2022, and therefore the agent anticipates that the first housing completions will be by March 2023 (see the Annex to this document, Section A2, Document GC10). The agent has advised that this timetable is similar to that anticipated from outline planning permission approved to first housing completions at land north of Newmarket Road and is therefore realistic. Both land north of Newmarket Road and land north of Cherry Hinton are part of the larger Cambridge East area, where new homes are being brought forward alongside the continued functioning of Cambridge airport, and therefore to enable the homes to be brought forward a number of mitigation measures are being put in place through changes to or the relocation of airport infrastructure. The agent has advised that it is anticipated that detailed planning applications will be submitted and approved in 2020, that work will start on site in 2021, that the first dwellings will be completed in 2022, and that the development will be completed in 2028, with annual housing completions anticipated of up to 200 dwellings will be achieved (see the Annex to this document, Section A2, questionnaire GC10). The agent has also advised that the development is achievable and viable. The agent has identified infrastructure constraints and discharging conditions as the constraints, market factors or cost factors that could delay delivery of the development. Delivery of the development is reliant on the relocation of some existing airport equipment and infrastructure and the implementation of associated mitigation measures.~~

B.148. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C, are that an annual average completion rate of 250 dwellings is appropriate for these sites. Cambridge East – North of Cherry Hinton is a strategic site. The agent has advised (see the Annex to this document, Section A2, questionnaire GC10) that build out rates for this development of up to 200 dwellings per annum will be achieved. The Councils have no reason to doubt the build out rates provided by the agent, which are lower than the Councils' typical assumptions, and therefore the Councils have used the lower build out rates provided by the agent rather than the Councils' typical assumptions.

~~B.129.~~B.149. The agent's revised timetable (in October 2019) is consistent with the conservative approach to delivery of this site taken by the Councils in the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019). The Councils have taken a conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent (on behalf of Marshall Group and Endurance Estates) to allow

~~for the approval of the outline planning application and the subsequent submission and approval of a detailed planning application(s).~~ Delivery of this development is therefore anticipated to start one year later than anticipated in the previously published housing trajectory.

~~B.130-B.150.~~ In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 1,200 dwellings fall within part (b) of the definition of deliverable. ~~†~~This site is therefore considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018, an outline planning application is being considered by the Councils, discussions are ongoing with the Environment Agency to resolve the issues raised through the planning application process, discussions are progressing on the s106 agreement so that it can be signed and the decision notice issued shortly after the Councils have resolved to grant planning permission, the agent anticipates that reserved matters planning applications will be submitted by October 2021 and approved in by March 2022 and that the first housing completions will be by March 2023, Marshall Group and Endurance Estates have confirmed that they intend to bring forward this development promptly and ahead of the relocation of the airport, and Marshall is progressing with each of the relocation and replacement projects necessary for the continued functioning of the airport so that there are no impediments to the delivery of the housing developments, and the agent has advised that work will start on site in 2021. There is no clear evidence that housing completions will ~~not~~ begin on site within five years.

#### Cambridge East - Land at Coldham's Lane:

~~B.131-B.151.~~ ~~†~~This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy R41). The site has detailed planning permission for 57 dwellings. At March 2019, 35 dwellings had been completed and 22 dwellings were under construction. The housebuilder (Weston Homes) anticipates that the development will be completed by August 2019 (see the Annex to this document, Section A2, email GC11).

~~B.132-B.152.~~ In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 57 dwellings fall within part (a) of the definition of deliverable. ~~†~~This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

#### **Trumpington Meadows (see Tables C3 and SC3)**

~~B.133-B.153.~~ 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 land within Cambridge was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42b). The land within South Cambridgeshire is allocated in the Cambridge Southern Fringe Area Action Plan (adopted in February 2008). 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.

**B.134-B.154.** The build out rates on Trumpington Meadows so far are shown in Figure 8 (below). The data shows that the peak number of completions delivered in a year is 148 dwellings; however the average number of completions per year varies significantly by parcel.

Figure 8: Build Out Rates on Trumpington Meadows

Parcel	Number of Dwellings (net)	Market (M) or Affordable (A)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Lots 1-5	353	M	2	84	79	40					84	51
		A		57	62	21					62	47
		Total	2	141	141	61	0	0	0	0	141	86
Lot 6	39	M				6	17				17	12
		A					16				16	16
		Total	0	0	0	6	33	0	0	0	33	20
Lot 7	86	M					32	20			32	26
		A					33	1			33	17
		Total	0	0	0	0	65	21	0	0	65	43
Lot 8	36	M					4	19			19	12
		A					3	10			10	6
		Total	0	0	0	0	7	29	0	0	29	17
Lot 9	122	M						39	34		39	37
		A							49		49	49
		Total	0	0	0	0	0	39	83	0	83	61
Lots 10 & 11	392	M								35	35	35
		A								29	29	29
		Total	0	0	0	0	0	0	0	0	64	64
Local Centre	40	M							24		24	24
		A							16		16	16
		Total	0	0	0	0	0	0	0	40	0	40
Riverside	122	M								58	58	58
		A								26	26	26
		Total	0	0	0	0	0	0	0	0	84	84
Total		M	2	84	79	46	53	78	58	93	93	62
		A	0	57	62	21	50	11	65	55	65	40
		Total	2	141	141	67	103	89	123	148	148	102

**B.135-B.155.** Lots 1-5 (353 dwellings, 324 dwellings in Cambridge and 29 dwellings in South Cambridgeshire) have largely been completed. At March 2019, 345 dwellings

had been completed and 8 dwellings had not been started. The final 8 dwellings on lots 1-5 (within Cambridge) will be constructed where the sales centre is currently located, and the housebuilder (Barratt Homes) anticipates that these 8 dwellings will be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire GC12a). The housebuilder has advised that the development is achievable and viable.

~~B.136~~B.156. Lots 6-8 (161 dwellings, 136 dwellings in Cambridge and 25 dwellings in South Cambridgeshire) have been completed. Lot 9 (122 dwellings, all within South Cambridgeshire) has been completed. The Local Centre (40 dwellings, all of which are in South Cambridgeshire) has been completed.

~~B.137~~B.157. The Riverside (122 dwellings, 42 dwellings in Cambridge and 80 dwellings in South Cambridgeshire) is under construction. At March 2019, all 42 dwellings had been completed within Cambridge, 42 dwellings had been completed within South Cambridgeshire, 15 dwellings were under construction in South Cambridgeshire and 23 dwellings had not been started in South Cambridgeshire. The housebuilder (Barratt Homes) anticipates that this lot will be completed by June 2020 (see the Annex to this document, Section A2, questionnaire GC12b).

~~B.138~~B.158. Lots 10 & 11 (392 dwellings, 65 dwellings in Cambridge and 327 dwellings in South Cambridgeshire) are under construction. At March 2019, 64 dwellings had been completed within South Cambridgeshire, 89 dwellings were under construction in South Cambridgeshire, 174 dwellings had not been started in South Cambridgeshire, and all 65 dwellings in Cambridge had not been started. The housebuilder (Barratt Homes) anticipates that these lots will be completed by June 2024 (see the Annex to this document, Section A2, questionnaire GC12c). The housebuilder is delivering this parcel along the spine road, starting within South Cambridgeshire and finishing within Cambridge, and therefore the build out rates included in the housing trajectory reflect this. The Council has used the build out on Trumpington Meadows so far (see Figure 8, above) along with the information provided by the housebuilder to guide the build out rates of lots 10 & 11.

~~B.139~~B.159. Completion of the development is anticipated to be four years later than anticipated in the previously published housing trajectory. The housebuilder has advised that delivery is being delayed as a result of market conditions – sales have slowed down due to Brexit and the uncertain political climate.

~~B.140~~B.160. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) [514 dwellings on the Riverside lot and Lots 10& 11 fall within part \(a\) of the definition of deliverable. These lots ~~this site~~ is/are therefore considered deliverable and developable as the site has detailed planning permission and is under construction. There is no evidence that housing completions will not continue to be delivered, with the majority of the site completed within five years.](#)

**Clay Farm (see Table C32)**

**B.141-B.161.** Clay Farm is a housing development on the southern edge of Cambridge.

The site was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42a). The site has detailed planning permission for 2,186 dwellings, and is being delivered by multiple housebuilders: Countryside Properties, Skanska, Bovis Homes, Hill Residential and Cambridge City Council, Crest Nicholson and CALA Homes.

**B.142-B.162.** The build out rates on Clay Farm so far are shown in Figure 9 (below). The data shows that the peak number of completions delivered in a year is 228 dwellings; however the average number of completions per year varies significantly by housebuilder.

Figure 9: Build Out Rates on Clay Farm

Housebuilder	Number of Dwellings (net)	Market (M) or Affordable (A)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Countryside	1,110	M		15	87	140	24	119	113	19	140	74
		A		1	47	106	21	100	61	20	106	51
		Total	0	16	134	246	45	219	174	39	246	125
Bovis	397	M			25	67	43	42	21	35	67	39
		A			27	37	45	33	14	3	45	27
		Total	0	0	52	104	88	75	35	38	104	65
Cambridge City Council & Hill Residential	228	M							104		104	104
		A							124		124	124
		Total	0	0	0	0	0	0	0	228	0	228
Skanska	128	M			46	31					46	39
		A			39	12					39	26
		Total	0	0	85	43	0	0	0	0	0	85
CALA	49	M						8	21		21	15
		A						8	12		12	10
		Total	0	0	0	0	0	0	16	33	0	33
Crest Nicholson	274	M					9	108	31	17	108	41
		A					7	49	38	15	49	27
		Total	0	0	0	0	16	157	69	32	157	69
Total		M	0	15	158	238	76	277	290	71	290	290
		A	0	1	113	155	73	190	249	38	249	249
		Total	0	16	271	393	149	467	539	109	539	539

**B.143-B.163.** Parcels 1A, 3 & 4 (274 dwellings, Crest Nicholson) have been completed.

Parcels 9A & 9B (49 dwellings, CALA Homes) have been completed. Parcels 19 & 20 (128 dwellings, Skanska) have been completed. Parcel 21 and the community centre

parcel (228 dwellings, Hill Residential and Cambridge City Council) have been completed.

~~B.144~~B.164. Parcels 1B, 2, 5, 6 & 7 (394 dwellings, Countryside Properties) have been completed; however parcels 8A, 8B, 10, 11, 12A, 12C, 13A, 13B, 14A & 14B (716 dwellings, Countryside Properties) are still under construction. On parcels 8A, 8B, 10, 11, 12A, 12C, 13A, 13B, 14A & 14B at March 2019, 479 dwellings had been completed, 195 dwellings were under construction and 42 dwellings had not been started. The housebuilder (Countryside Properties) anticipates that the development will be completed in 2021-2022 (see the Annex to this document, Section A2, questionnaire GC1).

~~B.145~~B.165. Completion of the development is anticipated to be the same as that anticipated in the previously published housing trajectory.

~~B.146~~B.166. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [1,110 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

~~B.147~~B.167. Parcels 15-18 (397 dwellings, Bovis Homes) have largely been completed. At March 2019, 392 dwellings had been completed and 5 dwellings were under construction. It is unclear exactly when the development will be completed as the housebuilder (Bovis Homes) has not provided a completed questionnaire; however as only 5 dwellings remain under construction it is reasonable to assume that the development will be completed within five years.

~~B.148~~B.168. Completion of the development is anticipated to be two years later than that anticipated in the previously published housing trajectory.

~~B.149~~B.169. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [397 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

### **Bell School (see Table C3)**

~~B.150~~B.170. Bell School is a housing development on the southern edge of Cambridge. The site was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42d). The site has detailed planning permission for 270 dwellings.

~~B.151~~B.171. The build out rates on Bell School so far are shown in Figure 10 (below). The data shows that the peak number of completions delivered in a year is 122 dwellings, and the average is 60 dwellings per year.

Figure 10: Build Out Rates on Bell School

	Market (M) or Affordable (A)	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Total	M	21	36	28	45	45	33
	A		86	17	5	86	36
	Total	21	122	45	50	122	60

**B.152-B.172.** At March 2019, 238 dwellings had been completed and 32 dwellings were under construction. The housebuilder (Hill Residential) anticipates that the development will be completed in 2019-2020 (see the Annex to this document, Section A2, questionnaire GC4). The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.153-B.173.** Completion of the development is anticipated to be the same as that anticipated in the previously published housing trajectory.

**B.154-B.174.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [270 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

#### Land north of Worts' Causeway (see Table C3)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Site GB1</a>	<a href="#">200 dwellings</a>	<a href="#">18 October 2018</a>	=	=	=	=
<a href="#">Total</a>	<a href="#">200 dwellings</a>	=	=	=	=	=

**B.175.** This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB1) for approximately 200 dwellings, [and is a greenfield site](#). A Statement of Common Ground was agreed between Cambridge City Council and Commercial Estates Group in February 2015, which agreed: (i) that the site is suitable for development to contribute towards Cambridge's housing needs to 2031, (ii) that the site is immediately available for development, and (iii) that development could be achieved from existing road access with limited investment in infrastructure.

Pre-application discussions have been undertaken and are ongoing with the case officer for this site. Members of the Joint Development Control Committee – Cambridge Fringes will be briefed on the pre-application proposals for this site at their meeting on 29 November 2019.

~~B.155-B.176.~~ A request for a screening opinion for development of up to 200 dwellings, community facilities and office space was submitted in June 2019, and the Council responded in July 2019 with a letter and completed EIA Screening Matrix stating that an Environmental Impact Assessment should be undertaken and an Environmental Statement should be submitted with the planning application. A request for a scoping opinion was submitted in October 2019 and is being considered by the Council.

~~B.156-B.177.~~ The agent (on behalf of Commercial Estates Group) has advised that an outline planning application and associated supporting studies are currently being prepared, and ~~the agent had anticipated anticipates~~ that the planning application, including Environmental Statement, would will be submitted in July-December 2019 (see the Annex to this document, Section A2, updated questionnaire C22 received in October 2019). The agent anticipates that work could start on site ~~in-early~~ by the end of 2021, that the first housing completions would be in ~~2021-2022~~ and that the development will be completed by ~~2023-2025~~. The agent has advised that this timetable assumes that outline planning permission will be granted in ~~2019~~ mid 2020, and allows ~~14-18~~ months for the sale of the land, submission and approval of a reserved matters planning application(s) and any necessary pre-construction enabling works. The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development, on the basis that access onto Worts' Causeway can be facilitated.

B.178. The Council has used the build out rates provided by the agent in their completed housing trajectory questionnaire, and have no reason to doubt these build out rates which are lower than the Councils' typical assumptions for smaller non-strategic sites.

~~B.157-B.179.~~ The agent's revised timetable is consistent with the conservative approach to delivery of this site taken by the Council in the draft Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (September 2019) as it takes account of the delay in the submission and approval of the outline planning application, and allows for the submission and approval of a reserved matters planning application(s). ~~An outline planning application has not yet been submitted, however pre-application discussions are taking place and a revised timetable for submission of the outline planning application is being prepared. The Council has therefore taken a conservative approach to delivery of this site to take account of the delay in the submission of the outline planning and has assumed that work will start on site a year later than anticipated by the agent. The Council anticipates that this site will be completed in 2022-2025.~~

~~B.158-B.180.~~ Delivery of this development is anticipated to start three years later than anticipated in the previously published housing trajectory.

**B.159-B.181.** In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 200 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in February 2015 that agreed that residential development on the site can be delivered within the plan period, the agent has advised that an outline planning application is being prepared and anticipates that it will be submitted in December 2019, pre-application discussions are have taking taken place and a revised timetable for submission of the outline planning application is being prepared are ongoing, and the agent anticipates that work will start on site in by the end of 2021. There is no clear evidence that housing completions will not begin on site within five years.

#### Land south of Worts' Causeway (see Table C3)

<u>Policy or Planning Permission</u>	<u>Proposal</u>	<u>Date Allocated</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>Site GB2</u>	<u>230 dwellings</u>	<u>18 October 2018</u>	=	=	=	=
<u>19/1168/OUT</u>	<u>230 dwellings</u>	=	<u>Outline</u>	<u>21 August 2019</u>	=	=
<u>Total</u>	<u>230 Dwellings</u>	=	=	=	=	=

**B.160-B.182.** This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB2) for approximately 230 dwellings. Pre-application discussions have been undertaken, and an outline planning application is in the process of being validated for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings was submitted in August 2019 and is being considered by the Council. Members of the Joint Development Control Committee – Cambridge Fringes will be briefed on this outline planning application at their meeting on 29 November 2019.

**B.183.** The developer (This Land) has advised that they anticipate they will submit a planning application for the development in 2019. The developer anticipates that works could start on site in 2020, that the first housing completions would be in 2021 and that the development will be completed by 2025 (see the Annex to this document, Section A2, questionnaire C23). The developer has advised that the development is achievable and viable. The developer has identified designing the development around existing gas and water infrastructure on site, market conditions and the political influence of Brexit, and the release of the site from the existing tenancy agreement as the constraints, market factors or cost factors that could delay delivery of the development.

~~B.161-B.184.~~ The Council has used the build out rates provided by the developer in their completed housing trajectory questionnaire, and have no reason to doubt these build out rates which are lower than the Councils' typical assumptions for smaller non-strategic sites.

~~B.162-B.185.~~ Delivery of this development is anticipated to be the same as that anticipated in the previously published housing trajectory.

~~B.163-B.186.~~ In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 230 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018, pre-application discussions have been undertaken, an outline planning application ~~is in the process of being validated~~has been submitted and is being considered by the Council, and the developer anticipates that work will start on site in 2020. There is ~~no~~ clear evidence that housing completions will ~~not~~ begin on site within five years.

## Allocations at New Settlements

### Northstowe (see Table SC4)

~~B.164~~~~B.187~~. Northstowe is a new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe Area Action Plan (adopted in July 2007) with an area of reserve land to the west of the town. 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.

~~B.165~~~~B.188~~. Development beyond 1,500 homes is dependent on the completion of the improvement works to the A14 to provide the necessary transport capacity. The Development Consent Order for the A14 improvements was approved by the Secretary of State in May 2016. Construction works are underway and it is anticipated that the road will be open to traffic by the [end of 2020](#).

#### Northstowe - Phase 1:

~~B.166~~~~B.189~~. [O](#)utline 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. A small area of phase 1 falls within the land originally identified as a reserve in the Northstowe Area Action Plan, and now allocated in the South Cambridgeshire Local Plan 2018.

~~B.167~~~~B.190~~. Phase 1 is being delivered by five housebuilders, and **parcel H1** (92 dwellings, Bloor Homes) has been completed. The build out rates on Phase 1 of Northstowe so far are shown in Figure 11 (below). The data shows that the peak number of completions delivered in a year by a single housebuilder is 71 dwellings; however the average number of completions per year varies by housebuilder.

Figure 11: Build Out Rates on Phase 1 of Northstowe

Housebuilder	Number of Dwellings (net)	Market (M) or Affordable (A)	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Bloor Homes	92	M	13	44	35	44	31
		A				0	
		Total	13	44	35	44	31
Taylor Wimpey	360	M		24	58	58	41
		A		4	13	13	9
		Total	0	28	71	71	50
Linden Homes	271	M		28	43	43	36
		A			16	16	16
		Total	0	28	59	59	44
Barratt Homes	453	M		10	50	50	30
		A		1	14	14	8
		Total	0	11	64	64	38
Bovis Homes	324	M		23	42	42	33
		A		6	7	7	7
		Total	0	29	49	49	39
Total	1500	M	13	129	228	228	123
		A		11	50	50	31
		Total	13	140	278	278	144

**B.168-B.191. Parcel H2** (Barratt Homes) has detailed planning permission for 135 dwellings. At March 2019, 70 dwellings had been completed, 22 dwellings were under construction and 43 dwellings had not been started. The housebuilder (Barratt Homes) anticipates that the parcel will be completed by June 2020 (see the Annex to this document, Section A2, questionnaire GC13b). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development.

**B.169-B.192.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.170-B.193.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [135 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**B.171-B.194. Parcel H3** (Taylor Wimpey) has detailed planning permission for 40 dwellings. At March 2019, 33 dwellings had been completed and 7 dwellings had not been started. The final 7 dwellings will be constructed where the sales centre is

currently located, and the housebuilder has previously advised that this sales centre will be used for all their parcels at Northstowe. The housebuilder (Taylor Wimpey) anticipates that these remaining dwellings will be completed in 2023-2024 (see the Annex to this document, Section A2, questionnaire GC13c). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development. The housebuilder has commented that specific products, such as the townhouses included in the development as a result of the strong urban design expectation for Northstowe, are not so favourable with purchasers.

**B.172-B.195.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.173-B.196.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [40 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**B.174-B.197.** **Parcel H4** (Bovis Homes) has detailed planning permission for 84 dwellings and landscaping. At March 2019, 78 dwellings had been completed and 6 dwellings were under construction. The housebuilder (Bovis Homes) anticipates that the development will be completed in 2019-2020 (see the Annex to this document, Section A2, questionnaire GC13d). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.175-B.198.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.176-B.199.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [84 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**B.177-B.200.** **Parcels H5 & H6** (Bovis Homes) have detailed planning permission for 240 dwellings. At March 2019, all 240 dwellings had not been started. The housebuilder (Bovis Homes) has advised that development started on site in January 2019, and anticipates that the first housing completions will be in November / December 2019 and that the development will be completed in 2025-2026 (see the Annex to this document, Section A2, questionnaire GC13e). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.178-B.201.** In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) [240 dwellings fall within part \(a\) of the definition of deliverable.](#) ~~†~~This site is [therefore](#) considered deliverable and developable as the site has detailed planning permission, is in the ownership of a housebuilder (Bovis Homes), the housebuilder has advised that development started on site in January 2019, and the housebuilder anticipates that the first housing completions will be in November / December 2019. There is no evidence that housing completions will not begin on site within five years.

**B.179-B.202.** **Parcel H7** (Barratt Homes) has detailed planning permission for 115 dwellings. At March 2019, 5 dwellings had been completed, 32 dwellings were under construction and 78 dwellings had not been started. It is unclear exactly when the development will be completed as the housebuilder (Barratt Homes) has not provided a completed questionnaire; however as the site is under construction it is reasonable to assume that the development will be completed within five years. The Council has used the build out on Phase 1 of Northstowe (see Figure 11, above) to guide the build out rates of parcels H7, H8 and H9, which are all being developed by Barratt Homes. The Council anticipates that these parcels will be delivered sequentially, with some overlap (as is currently the case with parcels H2 and H7) so that the number of dwellings completed by Barratts each year on this development remains fairly constant.

**B.180-B.203.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [115 dwellings fall within part \(a\) of the definition of deliverable.](#) ~~†~~This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**B.181-B.204.** **Parcel H8** (Barratt Homes) has ~~outline-detailed~~ planning permission ~~for, and is anticipated to provide~~ 73 dwellings, ~~which was approved in September 2019. A detailed planning application for 73 dwellings was submitted in April 2019, and is being considered by the Council.~~ It is unclear exactly when the development will be started and completed as the housebuilder (Barratt Homes) has not provided a completed questionnaire.

**B.182-B.205.** The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by ~~October~~ [September](#) 2020, based on an average lead-in time of ~~18 months~~ [one year](#) from a reserved matters planning application being ~~submitted~~ [approved](#) to first dwellings being under construction. The Council has used the build out on Phase 1 of Northstowe (see Figure 11, above) to guide the build out rates of parcels H7, H8 and H9, which are all being developed by Barratt Homes. The Council anticipates that these parcels will be delivered sequentially, with some overlap (as is currently the case with parcels H2 and H7) so that the number of dwellings completed by Barratts each year on this development remains fairly constant.

**B.183-B.206.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [73 dwellings fall within part \(a\) of the definition of](#)

deliverable. ~~†~~This site is therefore considered deliverable as the site has outline detailed planning permission, is in the ownership of a housebuilder (Barratt Homes), ~~a detailed planning application for the parcel is being considered by the Council,~~ and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

~~B.184-B.207.~~ **Parcel H9** (Barratt Homes) has outline planning permission, and is anticipated to provide 130 dwellings. A reserved matters planning application for 130 dwellings was submitted in August 2019 and is being considered by the Council. The housebuilder (Barratt Homes) ~~has advised that it is anticipated that a reserved matters planning application will be submitted in June 2019, and the housebuilder~~ anticipates that work will start on site in March 2020, that the first dwellings will be completed in October 2020, and that the development will be completed by August 2022 (see the Annex to this document, Section A2, questionnaire GC13h). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified the speed of processing planning applications and discharge of conditions applications as the constraints, market factors or cost factors that could delay delivery of the development.

~~B.185-B.208.~~ The Council has taken a more conservative approach to delivery of this parcel than proposed by the housebuilder (Barratt Homes) as it their only parcel without ~~either~~ detailed planning permission or a detailed planning application submitted. The Council therefore anticipates that this will be the last Barratt Homes parcel to be completed. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by February 2021, based on an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. As a reserved matters application has not yet been submitted, these typical assumptions anticipate that the earliest the first dwellings would be under construction is early 2021, based on an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has used the build out on Phase 1 of Northstowe (see Figure 11, above) to guide the build out rates of parcels H7, H8 and H9, which are all being developed by Barratt Homes. The Council anticipates that these parcels will be delivered sequentially, with some overlap (as is currently the case with parcels H2 and H7) so that the number of dwellings completed by Barratts each year on this development remains fairly constant.

~~B.186-B.209.~~ In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 130 dwellings fall within part (b) of the definition of deliverable. ~~†~~This site is therefore considered deliverable and developable as the site has outline planning permission, is in the ownership of a housebuilder (Barratt Homes), a reserved matters planning application is being considered by the Council, the housebuilder has advised ~~that a detailed planning application will be submitted in June 2019 and~~ that the first dwellings will be completed in October 2020, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ evidence that housing completions will ~~not~~ begin on site within five years.

~~B.187~~B.210. **Parcel H10** (Taylor Wimpey) has detailed planning permission for 76 dwellings and open space. At March 2019, all 76 dwellings had not been started. The housebuilder (Taylor Wimpey) anticipates that development will start on site in March 2020, that the first housing completions will be in August 2020, and that the development will be completed in 2021 (see the Annex to this document, Section A2, questionnaire GC13i). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development.

~~B.188~~B.211. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [76 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Taylor Wimpey), and the housebuilder anticipates that the first housing completions will be in August 2020. There is no evidence that the site will not be delivered within five years.

~~B.189~~B.212. **Parcel H11** (Taylor Wimpey) has detailed planning permission for 152 dwellings. At March 2019, 66 dwellings had been completed, 30 dwellings were under construction, and 56 dwellings had not been started. The housebuilder (Taylor Wimpey) anticipates that development will be completed in 2022 (see the Annex to this document, Section A2, questionnaire GC13j). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development. The housebuilder has commented that the predominance of design-led town housing is slowing down the sales rate.

~~B.190~~B.213. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

~~B.191~~B.214. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [152 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

~~B.192~~B.215. **Parcel H12** (Linden Homes) has detailed planning permission for 271 dwellings and play areas. At March 2019, 87 dwellings had been completed, 48 dwellings were under construction, and 136 dwellings had not been started. The housebuilder (Linden Homes) anticipates that development will be completed in 2024-2025 (see the Annex to this document, Section A2, questionnaire GC13k).

~~B.193~~B.216. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

~~B.194~~B.217. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [271 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed

planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

~~B.195~~B.218. **Parcel H13** (Taylor Wimpey) has outline planning permission, and is anticipated to provide 92 dwellings. The housebuilder (Taylor Wimpey) has advised that it is anticipated that a reserved matters planning application will be submitted in September 2019, and the housebuilder anticipates that work will start on site in November 2020, that the first dwellings will be completed in May 2021, and that the development will be completed in 2023 (see the Annex to this document, Section A2, questionnaire GC13I). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development.

~~B.196~~B.219. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [92 dwellings fall within part \(b\) of the definition of deliverable.](#) ¶ This site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Taylor Wimpey), and the housebuilder has advised that a detailed planning application will be submitted in September 2019 and that the first dwellings will be completed in May 2021. There is no evidence that the site will not be delivered within five years.

#### Northstowe - Phase 2:

~~B.197~~B.220. 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. Conditions on the planning permission allow the developer three years for the submission of the first reserved matters planning application and fifteen years for the submission of all reserved matters planning applications; therefore the first reserved matters planning application would need to be submitted by January 2020. Conditions on the planning permission also restrict any dwellings from being occupied on phase 2 of Northstowe prior to (i) the opening of the Bar Hill junction of the A14 improvements, (ii) the widening of the A14 between Bar Hill and Girton as part of the A14 improvements, and (iii) the widening of the B1050 to dual carriageway between its junctions with the A14 at Bar Hill and the proposed Northstowe Southern Access Road (West). Some Discharge of Conditions applications have been agreed by the Council.

~~B.198~~B.221. The developer (Homes England) has advised that infrastructure works have started on site and anticipates that the first reserved matters planning application for housing will be submitted in September 2019 (see the Annex to this document, Section A2, questionnaire GC14). The developer anticipates that construction will start on the first houses in mid 2020 with the first housing completions in early 2021, and that the development will be completed by 2038, with annual housing completions anticipated of up to 250 dwellings. The developer has also advised that the development is currently achievable and viable. The developer has identified delays to the A14 improvement works and market conditions as the constraints, market factors or cost factors that could delay delivery of the development.

~~B.199-B.222.~~ The Council has taken a conservative approach to delivery on this site and assumed that Northstowe as a whole will deliver no more than 250 dwellings a year. The adopted South Cambridgeshire Local Plan 2018 and Northstowe Area Action Plan (adopted in July 2007) do not include any planning policies that restrict the timing of delivery or the annual rate of completions at Northstowe; however there are planning conditions linking the occupation of dwellings on Phase 2 with the provision of specific highways improvements that could delay the delivery of this site. If in future years there is evidence for higher annual completions on Phase 2 of Northstowe or this phase coming forwards sooner, this will be taken into account in the preparation of future housing trajectories.

~~B.200-B.223.~~ The first phase of residential development of 406 homes within phase 2 of Northstowe will be delivered by [Urban Splash](#) and will be modular housing. ~~It is anticipated that a~~ reserved matters planning application for this phase (phase 2a) ~~including 406 dwellings, non-residential floorspace and open space was submitted in October 2019 and is being considered by the Council. will be submitted at the end of September 2019.~~ Using modern methods of construction will accelerate the delivery of this phase and diversify the homes on offer in this development, and therefore housing completions on this phase are likely to be sooner than anticipated in the housing trajectory. It is anticipated that a reserved matters planning application for phase 2b will be submitted in late 2020.

~~B.201-B.224.~~ Delivery of this development is anticipated to be one years later than predicted in the previously published housing trajectory.

~~B.202-B.225.~~ In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) [3,500 dwellings fall within part \(b\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable and developable as the site has outline planning permission, is in the ownership of a developer (Homes England), ~~the developer anticipates that a detailed planning application for housing will be submitted in September 2019~~ [a reserved matters planning application for 406 dwellings was submitted in October 2019 and is being considered by the Council](#), the developer anticipates that the first housing completions will be in early 2021, and some Discharge of Conditions applications have been agreed by the Council. There is ~~no clear~~ evidence that housing completions will ~~not~~ begin on site within five years.

### [Northstowe - Phase 3 and later phases:](#)

~~B.203-B.226.~~ ~~†~~The land is allocated in the Northstowe Area Action Plan (adopted in July 2007), and is anticipated to provide approximately 5,000 dwellings. [Public drop in events](#) on the masterplan for phase 3 are being held in September 2019.

~~B.204-B.227.~~ The developer (Homes England) has advised that an outline planning application will be submitted in November 2019 (see the Annex to this document, Section A2, questionnaire GC15). The developer anticipates that infrastructure works will start on site in 2023, that the first housing completions will be in 2025, and that the development will be completed in 2045, with annual housing completions anticipated of up to 250 dwellings. The developer has advised that delivery of phases

2 and 3 will overlap. The developer has also advised that the development is currently achievable and viable. The developer has identified land acquisitions and infrastructure costs (if transport modelling identifies the need for a southern access road east) and market conditions as the constraints, market factors or cost factors that could delay delivery of the development.

~~B.205-B.228.~~ It is anticipated that an outline planning application for phase 3a (approximately 4,000 dwellings) will be submitted by the end of November 2019 and that an outline planning application for phase 3b (approximately 1,000 dwellings) will be submitted in spring 2020. The Council has taken a conservative approach to delivery on this site and assumed that that Northstowe as a whole will deliver no more than 250 dwellings a year. The housing trajectory therefore shows housing completions of up to 250 dwellings a year on phase 2, with no dwellings on phase 3 until after 2033. This is a more conservative approach than proposed by the housebuilders / developers, who have suggested that delivery of phases 2 and 3 will overlap. If in future years, there is evidence of higher actual annual completions or this phase coming forwards sooner, this will be considered in the preparation of future housing trajectories.

~~B.206-B.229.~~ Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

~~B.207-B.230.~~ In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Northstowe Area Action Plan 2007, is in the ownership of a developer (Homes England), the developer anticipates that an outline planning application will be submitted in November 2019, and the developer anticipates that the first housing completions will be in 2025. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

#### **Waterbeach New Town (see Table SC4)**

B.231. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/6) for a sustainable new town of approximately 8,000 to 9,000 dwellings. The Waterbeach New Town Supplementary Planning Document (SPD) was adopted in February 2019. The site has multiple landowners / developers: Urban & Civic (for Defence Infrastructure Organisation) and RLW Estates.

~~B.208-B.232.~~ [The predicted housing completions within 2019-2024 are anticipated to be from the western part of the site being brought forward by Urban & Civic. No allowance has been made for completions in the 2019-2024 period from the RLW Estates part of the development.](#)

#### **Waterbeach New Town - Urban & Civic (the western part of the site):**

B.233. The Council's planning committee in May 2019 gave officers delegated powers to approve an outline planning application 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, subject to the prior completion of a s106 agreement. The s106 agreement has been signed and the decision notice was issued in September 2019. The ~~proposed~~ conditions ~~to be~~ attached to the planning permission ~~will~~ allow the landowners / developers two years for the submission of the first reserved matters planning application and twenty-five years for the submission of all reserved matters planning applications.

~~B.209.~~B.234. The agent (on behalf of Urban & Civic) anticipates that the reserved matters applications for primary infrastructure for the first residential parcels will be approved by March 2020, that the reserved matters applications for the first dwellings will be approved by March 2021, and that the first housing completions will be by June 2021 (the Annex to this document, Section A2, document GC16a). The Council agrees that this is achievable.

~~B.210.~~B.235. The agent (on behalf of Urban & Civic) ~~anticipates that the s106 agreement will be signed and the outline planning permission will be granted in June 2019, and that the first reserved matters for infrastructure will be submitted in June 2019. The agent also anticipates that the first reserved matters for housing will be submitted in early 2020 and that the first housing completions will be in 2020-2021, with annual housing completions anticipated~~ of up to 250 dwellings (see the Annex to this document, Section A2, questionnaire GC16a). The agent has advised that the development is achievable and viable, and has indicated that the site can be made viable to deliver housing within five years, subject to final agreements on the planning obligations. The agent has identified infrastructure and access requirements, environmental mitigation measures, and site preparation costs as the constraints, market factors or cost factors that could delay delivery of the development. A package of highways and transport measures have been agreed with Cambridgeshire County Council to overcome highway capacity constraints and deliver a sustainable transport solution for up to 1,600 dwellings. The agent has advised that beyond 1,600 dwellings, contributions will be made to strategic transport measures for the A10 corridor.

~~B.211.~~B.236. The s106 agreement has not yet been executed, however discussions relating to the s106 agreement are well advanced, and the Council expects that the s106 agreement will be signed imminently. In parallel with the outline planning application process, work has been undertaken on the masterplanning of Phase 1 and developing the Design Codes for the development. A planning performance agreement for the planning application process is in place, and framework documents for the first phase (1,600 dwellings) are being prepared. The agent anticipates that these will be submitted alongside reserved matters planning applications for primary infrastructure for the first residential parcels by the end of 2019.

B.237. The housing trajectory assumes that Waterbeach New Town as a whole will deliver no more than 250 dwellings a year. The adopted South Cambridgeshire Local Plan 2018 does not include any planning policies that restrict the timing of delivery or the annual rate of completions at Waterbeach New Town. If in future years there is evidence for higher annual completions on Waterbeach New Town or the site coming

forward sooner, this will be taken into account in the preparation of future housing trajectories.

B.238. Urban & Civic have considerable and recent experience of delivering homes at Alconbury Weald, which is a development of 5,000 homes in Huntingdonshire, where they are delivering some homes themselves under 'Civic Living' but other parcels are being brought forward by housebuilders such as Morris Homes, Redrow Homes and Hopkins Homes.

B.239. The agent (on behalf of Urban & Civic) has advised (see the Annex to this document, Section A2, document GC16a) that the first parcels enabled by early infrastructure will allow for at least three different house builders to deliver approximately 50 dwellings each in 2021-2022 (150 dwellings in total) and that additional parcels can be made available for at least two more housebuilders to deliver dwellings from 2022-2023 enabling 250 dwellings in total per annum.

B.240. Evidence of housing completions at Northstowe can be used to support the annual completions anticipated for Waterbeach New Town. Northstowe is of a similar size (approximately 10,000 dwellings), and phase 1 of Northstowe is 1,500 dwellings which is similar to the 1,600 dwellings anticipated through the first phase of Waterbeach New Town. Between 1 April 2016 and 31 March 2019, 431 dwellings have been completed on phase 1 of Northstowe, with the first reserved matters application for housing approved in September 2016.

B.241. Phase 1 of Northstowe consists of thirteen parcels being brought forward by five housebuilders. Detailed planning permissions for ten of these parcels have granted over the last 3 years, with a reserved matters planning application submitted for a further parcel. The first completions at Northstowe were on parcel H1 from Bloor Homes and this parcel of 92 dwellings has been completed. Taylor Wimpey have four parcels (H3, H10, H11 and H13), two parcels are under construction, one parcel has reserved matters planning permission but had not been started at March 2019, and the reserved matters planning application has not yet been submitted for the remaining parcel. Barratts also have four parcels (H2, H7, H8 and H9), two parcels are under construction, reserved matters planning permission for one parcel was approved in September 2019, and a reserved matters planning application is being considered by the Council for the remaining parcel. Linden Homes have one parcel (H12), and it is under construction. Bovis Homes have three parcels (H4, H5 and H6), and all three parcels are under construction. Within the first year of construction (2016-2017), two housebuilders (Bloor Homes and Bovis Homes) were on site. Within the second year of construction (2017-2018) and third year of construction (2018-2019), all five housebuilders were on site.

B.242. The Councils' typical assumptions for build out rates on strategic sites as set out in Appendix C, are that an annual average completion rate of 250 dwellings is appropriate for these sites. Waterbeach New Town is a strategic site. The agent has advised (see the Annex to this document, Section A2, document GC16a) that build out rates for this development of up to 250 dwellings per annum will be achieved. The Councils have no reason to doubt the build out rates provided by the agent, which are consistent with the Councils' typical assumptions.

B.243. From discussions with Urban & Civic and the evidence collated, the Council considers that the delivery timetable and build out rates for this site are reasonable and achievable.

B.212. As set out in paragraph C.10, the Councils consider that for strategic sites it is necessary to assess the lead-in time for each site based on its individual circumstances having regard to factors such as the number of landowners, whether there is a development partner, site specific constraints and whether the development has a Planning Performance Agreement in place that sets out an agreed position on timescales for the planning application process to be met by both the Council(s) and the landowner / developer.

B.213-B.244. Delivery of Waterbeach New Town as a whole is anticipated to be one year earlier than predicted in the previously published housing trajectory.

B.214-B.245. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 8,000-9,000 dwellings fall within part (b) of the definition of deliverable. ~~†~~This site is therefore considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, has ~~a resolution to grant~~ outline planning permission, a developer is bringing forward the site (on behalf of the landowner), a planning performance agreement for the planning application process is in place, ~~and~~ the agent anticipates that the first housing completions will be in 2020-2021/2021-2022 and that three housebuilders will be on site, and evidence from Northstowe and Alconbury Weald demonstrates that Urban & Civic will be working with other housebuilders to deliver Waterbeach New Town, that a housebuilder can bring forward and deliver multiple parcels simultaneously and continuously, and that by the second year of construction multiple housebuilders can be on site. There is ~~no~~ clear evidence that housing completions will ~~not~~ begin on site within five years.

#### Waterbeach New Town - RLW Estates (the eastern part of the site):

B.215-B.246. Aan outline planning application 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 was submitted in May 2018, and is being considered by the Council. It is anticipated that this outline planning application will be considered by the Council's planning committee in 2019/spring 2020. The development of this eastern part of the site is reliant on the delivery of the relocated railway station. The Council's planning committee in September 2018 gave officers delegated powers to approve a full planning application for a relocated railway station and associated facilities and infrastructure, subject to the prior completion of a s106 agreement. The decision notice for this planning permission will be issued imminently.

B.216-B.247. The agent (on behalf of RLW) anticipates that a resolution on their outline planning application will be made by May 2019 and that the first housing completions will be in 2021 through fast track delivery, with annual housing completions across the whole new town anticipated to be up to 500 dwellings (see the Annex to this

document, Section A2, questionnaire GC16b). The agent has indicated that the early planning application for the station relocation, and the discharging of conditions alongside the consideration of reserved matters applications, are to enable fast track delivery. The agent anticipates that the new station will be completed by December 2021. The agent has advised that the development is achievable and viable. The agent has identified infrastructure and access requirements, legal and ownership constraints, and mitigation measures as the constraints, market factors or cost factors that could delay delivery of the development. The agent (on behalf of RLW Estates) has highlighted that infrastructure and access considerations need to be considered comprehensively and delays could occur if a ransom situation arises.

~~B.217-B.248.~~ The Council has taken a more conservative approach to the delivery rate for the site than that proposed by the landowners / developers. The housing trajectory assumes that Waterbeach New Town as a whole will deliver no more than 250 dwellings a year. The adopted South Cambridgeshire Local Plan 2018 does not include any planning policies that restrict the timing of delivery or the annual rate of completions at Waterbeach New Town; however there are restrictions on the number of dwellings that can be delivered ahead of the relocation of the railway station. If in future years there is evidence for higher annual completions on Waterbeach New Town or the site coming forward sooner, this will be taken into account in the preparation of future housing trajectories.

~~B.218-B.249.~~ Delivery of Waterbeach New Town as a whole is anticipated to be one year earlier than predicted in the previously published housing trajectory.

~~B.219-B.250.~~ In accordance with the definitions of ~~deliverable and~~ developable in the glossary of the NPPF (published in February 2019) this site is considered ~~deliverable and~~ developable as the site is allocated in the South Cambridgeshire Local Plan 2018, an outline planning application for the site is being considered by the Council, and the agent anticipates that the first housing completions will be in 2021. There is no evidence that housing completions will not begin on site within five years. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

#### **Bourn Airfield New Village (see Table SC4)**

~~B.220-B.251.~~ The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/7) for a new village of approximately 3,500 dwellings. ~~Public consultation was undertaken on the draft~~The Bourn Airfield New Village Supplementary Planning Document (SPD) ~~in June-July 2019, and it is anticipated that the SPD will be adopted by the Council in autumn 2019~~was adopted in October 2019.

~~B.221-B.252.~~ An outline planning application for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space was submitted in September 2018, and is being considered by the Council. The Council have met with Highways England regarding their holding objection on the outline planning application, and are discussing the way forward. It is anticipated that amendments to the outline planning application will be

submitted in November 2019, to ensure that the proposals are consistent with the adopted SPD. It is anticipated that this outline planning application will be considered by the Council's planning committee in 2019spring 2020. A planning performance agreement for the planning application process is in place.

~~B.222-B.253.~~ The developer (Countryside Properties) anticipates that ~~the outline planning application will be considered by the Council's planning committee in October 2019 and that the s106 agreement will be signed in late 2019.~~ The developer also anticipates that reserved matters planning applications will be submitted shortly after approval of the outline planning application, that works will start on site in Spring 2020, and that the first housing completions will be in early 2022, with annual housing completions up to 150 dwellings (see the Annex to this document, Section A2, questionnaire GC17 received in March 2019). The developer has advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development, provided that outline planning permission is approved by the end of 2019.

B.254. The housing trajectory assumes that together Bourn Airfield New Village and Cambourne West will deliver no more than 300 dwellings a year. This is a more conservative approach than proposed by the developers of Cambourne West. If in future years, there is evidence of higher actual annual completions across these two sites, this will be considered in the preparation of future housing trajectories. As set out in Appendix C, the Councils consider that an annual average completion rate of 250 dwellings is an appropriate build out rate for the strategic sites. However, for Cambourne West and Bourn Airfield New Village, the Councils consider that a lower annual average completion rate of 150 dwellings is appropriate to reflect the proximity of these two developments to each other, and the possible implications of this on the build out rates that can be achieved.

~~B.223-B.255.~~ As set out in paragraph C.10, the Councils consider that for strategic sites it is necessary to assess the lead-in time for each site based on its individual circumstances having regard to factors such as the number of landowners, whether there is a development partner, site specific constraints and whether the development has a Planning Performance Agreement in place that sets out an agreed position on timescales for the planning application process to be met by both the Council(s) and the landowner / developer.

~~B.224-B.256.~~ Delivery of this site is anticipated to be the same as that predicted in the previously published housing trajectory.

~~B.225-B.257.~~ In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 3,500 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, a planning performance agreement for the planning application process is in place, an outline planning application for the site is being considered by the Council, and the developer anticipates that the first housing completions will be in early 2022. There is no clear evidence that housing completions will not begin on site within five years.

## Allocations in the Rural Area

### Cambourne – additional 950 dwellings (see Table SC5)

**B.226-B.258.** The Site Specific Policies DPD (adopted in January 2010) sought higher densities on the remaining parcels at Cambourne so that the average net density of the settlement as a whole was raised to 30 dwellings per hectare. A new outline planning permission for up to 950 dwellings, a neighbourhood / community building, open space and formal play areas, was approved in October 2011. Detailed planning permissions for all 950 dwellings have been approved. At March 2019, 910 dwellings had been completed, 14 dwellings were under construction, and 25 dwellings had not been started.

**B.227-B.259.** The build out rates on Cambourne 950 so far are shown in Figure 12 (below). The data shows that the peak number of completions delivered in a year by the two housebuilders (Taylor Wimpey and Bovis Homes) is 239 dwellings; however the average number of completions per year is significantly lower.

Figure 12: Build Out Rates on Cambourne 950

Market (M) or Affordable (A)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
M	0	56	90	157	151	70	53	59	157	91
A	0	32	33	82	50	26	28	25	82	39
Total	0	88	123	239	201	96	81	84	239	130

**B.228-B.260.** It is unclear exactly when the development will be completed as the housebuilder (Taylor Wimpey) for the remaining dwellings has not provided a completed questionnaire; however as the majority of the development is either completed or under construction it is reasonable to assume that the development will be completed within five years.

**B.229-B.261.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.230-B.262.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [950 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

### Fulbourn & Ida Darwin Hospitals (see Table SC5)

~~B.231-B.263.~~ The Site Specific Policies DPD (adopted in January 2010) originally allocated the Ida Darwin Hospital for redevelopment for housing, with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. This allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/3). The site was anticipated to provide up to 275 dwellings.

#### Fulbourn & Ida Darwin Hospitals:

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/3</a>	<a href="#">275 dwellings</a>	<a href="#">28 September 2018</a>	=	=	=	=
<a href="#">S/0670/17/OL</a>	<a href="#">203 dwellings</a>	=	<a href="#">Outline</a>	<a href="#">28 February 2017</a>	=	<a href="#">9 August 2017</a>
<a href="#">S/4469/18/PN</a>	=	=	<a href="#">Prior Notification</a>	=	=	=
<b><a href="#">Total</a></b>	<b><a href="#">203 dwellings</a></b>	=	=	=	=	=

~~B.232-B.264.~~ ~~a~~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. Prior approval permission for the demolition of 18 buildings including the water tower was given in December 2018, and demolition has started on site.

~~B.233-B.265.~~ The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site, subject to the prior completion of a s106 agreement. The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere. The proposed conditions to be attached to the planning permission will allow the landowner three years for the submission of reserved matters planning application(s) for phase 1, eight years for the submission of reserved matters planning application(s) for phase 2, and two years for development to start from the approval of the detailed planning permissions for each phase. ~~It is anticipated that t~~he s106 agreement [was signed on 29 October 2019 and the formal decision notice will be issued imminently](#)~~will be agreed and the formal decision notice issued in autumn 2019.~~

**B.234-B.266.** The agent (on behalf of Homes England) anticipated ~~ds in March 2019~~ that ~~the s106 agreement will be signed imminently and has indicated that~~ a detailed planning permission will be submitted in 2019-2020. The agent has advised that the development will be delivered in two phases, with phase 1 being for 150 dwellings and phase 2 being for 53 dwellings. The agent also anticipates that development will start on site in 2020, that the first housing completions will be at the end of 2020 (on phase 1), and that the development will be completed in 2024-2025 (see the Annex to this document, Section A2, questionnaire SC5). The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.235-B.267.** The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the submission and approval of a detailed planning application(s). The Councils' typical assumptions anticipate that there is an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. Therefore, if the decision notice for the outline planning application is issued in autumn 2019 (as anticipated by the Council), based on these typical assumptions the first dwellings would be under construction in autumn 2021. The Council anticipates that this site will be completed in 2022-2027.

**B.236-B.268.** Delivery of this development is anticipated to be two years later than that predicted in the previously published housing trajectory.

**B.237-B.269.** In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 203 dwellings fall within part (b) of the definition of deliverable. ~~†~~ This site is therefore considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, has a resolution to grant detailed planning permission and the s106 agreement has been signed, the developer anticipates that the first housing completions will be in early 2022, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no~~ clear evidence that housing completions will ~~not~~ begin on site within five years.

**Land off Fulbourn Old Drift:**

<u>Policy or Planning Permission</u>	<u>Proposal</u>	<u>Date Allocated</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/3404/17/FL</u>	<u>10 dwellings</u>	=	<u>Full</u>	<u>5 October 2017</u>	<u>7 March 2018</u>	<u>28 November 2018</u>
<u>Total</u>	<u>10 dwellings</u>	=	=	=	=	=

~~B.238-B.270.~~ [The site has full planning permission for a social club and 10 dwellings, which was approved in November 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. There is a separate planning permission on land within Capital Park for the demolition of the existing social club and erection of a 72-bedroom care home. The s106 agreement for that development requires that prior to its commencement either a temporary social club must be provided or the new social club on this planning permission must have been completed.](#)

~~B.239-B.271.~~ [It is unclear exactly when the development will be started and completed as the developer \(Henderson UK Property PAIF\) has not provided a completed questionnaire. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in November 2021. The Council anticipates that this site will be completed in 2022-2023.](#)

~~B.240-B.272.~~ [In accordance with the definition of deliverable in the glossary of the NPPF \(published in February 2019\) \[10 dwellings fall within part \\(a\\) of the definition of deliverable.\]\(#\) This site is considered deliverable as the site has detailed planning permission, the developer has until November 2021 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.](#)

### **Papworth Everard West Central (see Table SC5)**

~~B.241-B.273.~~ [The Site Specific Policies DPD \(adopted in January 2010\) originally allocated an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 \(adopted in September 2018, Policy H/4\). This redevelopment is anticipated to take the form of a number of separate developments of individual land parcels within the policy area.](#)

### **[Papworth Everard West Central - Land south of Church Lane:](#)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/4</a>	<a href="#">mixed use redevelopment</a>	<a href="#">27 September 2018</a>	=	=	=	=
<a href="#">S/0623/13</a>	<a href="#">58 dwellings and 8 live work units</a>	=	<a href="#">Hybrid</a>	<a href="#">5 April 2013</a>	<a href="#">6 November 2013</a>	<a href="#">31 October 2014</a>
<a href="#">S/0307/17/RM</a>	<a href="#">53 dwellings</a>	=	<a href="#">Reserved Matters</a>	<a href="#">6 February 2017</a>	=	<a href="#">4 August 2017</a>
<b>Total</b>	<b>61 dwellings</b>	=	=	=	=	=

**B.242-B.274.** [Aa](#) hybrid planning permission was approved in October 2014: 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. A reserved matters planning permission for 53 dwellings was approved in August 2017. At March 2019, a material start had been made on site to prevent the planning permissions from lapsing; however the 61 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council.

**B.243-B.275.** The developer (Flagship Group) anticipates that for the 53 dwellings, the first dwellings will be completed in April 2020, and that the development will be completed by February 2021 (see the Annex to this document, Section A2, email SC7). It is unclear when the 8 units for either housing or business use will be started and completed; however as a material start has been made on site it is reasonable to assume that the whole development will be completed within five years.

**B.244-B.276.** Delivery of this development is anticipated to start two years later than anticipated in the previously published housing trajectory.

**B.245-B.277.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [61 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission, the site is in the ownership of a developer (Flagship Group), a material start has been made on the planning permissions, and the developer anticipates that the first dwellings will be completed in April 2020. There is no evidence that the site will not be delivered within five years.

**[Papworth Everard West Central - Catholic Church site:](#)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/4</a>	<a href="#">mixed use redevelopment</a>	<a href="#">27 September 2018</a>	=	=	=	=
<a href="#">S/0089/16/FL</a>	<a href="#">4 dwellings</a>	=	<a href="#">Full</a>	<a href="#">14 January 2016</a>	<a href="#">7 September 2016</a>	<a href="#">16 June 2017</a>
<b><a href="#">Total</a></b>	<b><a href="#">4 dwellings</a></b>	=	=	=	=	=

**B.246-B.278.** [The site has detailed planning permission for the demolition of the existing dilapidated church and erection of 4 dwellings, which was approved in June 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. The agent \(on behalf of Roman Catholic Diocese of East Anglia\) anticipates that construction will start on site in 2019-2020, that the first dwellings will be completed in 2020, and that the development will be completed in 2020 \(see the Annex to this document, Section A2, questionnaire SC8\). The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.](#)

**B.247-B.279.** [Delivery of this development is anticipated to be one year later than that predicted in the previously published housing trajectory.](#)

**B.248-B.280.** [In accordance with the definition of deliverable in the glossary of the NPPF \(published in February 2019\) 4 dwellings fall within part \(a\) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and the agent has advised that works will start on site in 2019-2020. There is no evidence that the site will not be delivered within five years.](#)

### Former Bayer CropScience Site (see Table SC5)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/2</a>	<a href="#">Up to 380 dwellings</a>	<a href="#">27 September 2018</a>	=	=	=	=
<a href="#">S/2308/06/OL</a>	<a href="#">Up to 380 dwellings</a>	=	<a href="#">Outline</a>	<a href="#">01 December 2006</a>	<a href="#">07 October 2009</a>	<a href="#">12 February 2010</a>
<a href="#">S/1152/12/RM</a>	<a href="#">201 dwellings</a>	=	<a href="#">Reserved Matters</a>	<a href="#">20 June 2012</a>	=	<a href="#">24 December 2012</a>
<a href="#">S/1911/14/RM</a>	<a href="#">201 dwellings</a>	=	<a href="#">Reserved Matters</a>	<a href="#">05 August 2014</a>	=	<a href="#">13 November 2014</a>
<a href="#">S/1735/14/RM</a>	<a href="#">201 dwellings</a>	=	<a href="#">Reserved Matters</a>	<a href="#">15 July 2014</a>	=	<a href="#">24 November 2014</a>
<a href="#">S/0175/16/FL</a>	<a href="#">70 dwellings</a>	=	<a href="#">Full</a>	<a href="#">08 February 2016</a>	=	<a href="#">22 December 2016</a>
<a href="#">S/0410/15/RM</a>	<a href="#">14 dwellings</a>	=	<a href="#">Reserved Matters</a>	<a href="#">10 February 2015</a>	=	<a href="#">13 June 2016</a>
<b><a href="#">Total</a></b>	<b><a href="#">285 dwellings</a></b>	=	=	=	=	=

**B.249-B.281.** The Site Specific Policies DPD (adopted in January 2010) originally allocated the former Bayer CropScience site (a brownfield site located on the A10 near Hauxton) as a sustainable mixed-use development, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/2). The site had outline planning permission for up to 380 dwellings, office floorspace, retail floorspace, and open space, however this planning permission has lapsed. The site was contaminated and remediation works have been undertaken and signed off.

**B.250-B.282.** 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. The housing trajectory therefore assumes that 285 dwellings will be provided on this site. **Phase 2** (70 extra care apartments with associated communal facilities and café) has been completed.

**B.251-B.283.** The build out rates on the former Bayer CropScience site so far are shown in Figure 13 (below). The data shows that the peak number of dwellings delivered in a year on phase 1 is 51 dwellings, with an average of 41 dwellings completed per year.

Figure 13: Build Out Rates on Former Bayer CropScience site

Parcel	Number of Dwellings (net)	Market (M) or Affordable (A)	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Phase 1	201	M	51	30	35	49	51	41
		A					0	
		Total	51	30	35	49	51	41
Phase 2	70	M					0	
		A				70	70	70
		Total	0	0	0	70	70	70
Total		M	51	30	35	49	51	41
		A	0	0	0	70	70	70
		Total	51	30	35	119	119	59

**B.252-B.284. Phase 1** has detailed planning permission for 201 dwellings. At March 2019, 165 dwellings had been completed, 32 dwellings were under construction, and 4 dwellings had not been started. **Phase 3** has detailed planning permission for 14 dwellings. At March 2019, all 14 dwellings were under construction. The housebuilder (Redrow Homes) anticipates that the whole development will be completed in 2020-2021 (see the Annex to this document, Section A2, questionnaire SC9).

**B.253-B.285.** Completion of this development is anticipated to be the one year later than that predicted in the previously published housing trajectory.

**B.254-B.286.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [215 dwellings on phases 1 and 3 fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

#### Cambourne West (see Table SC5)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy SS/8</a>	<a href="#">1200 dwellings</a>	<a href="#">27 September 2018</a>	=	=	=	=

<a href="#">S/2903/14/OL</a>	<a href="#">2350 dwellings</a>	=	<a href="#">Outline</a>	<a href="#">22 December 2014</a>	<a href="#">2 August 2017</a>	<a href="#">29 December 2017</a>
<a href="#">Total</a>	<a href="#">2350 dwellings</a>	=	=	=	=	=

**B.255-B.287.** The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/8) for a sustainable fourth linked village to Cambourne of approximately 1,200 dwellings with high levels of green infrastructure. The site has multiple landowners: [Taylor Wimpey, Bovis Homes and U+I](#).

**B.256-B.288.** **Land north west of Lower Cambourne:** the site has outline planning permission for up to 2,350 dwellings, retail (use classes A1-A5), offices/light industry (use class B1), community and leisure facilities (use classes D1 and D2), two primary schools and one secondary school, open space, playing fields and landscaping, which was approved in December 2017. Conditions on the planning permission allow the housebuilders two years for the submission of the first reserved matters planning application and sixteen years for the submission of all reserved matters planning applications. A planning performance agreement for the planning application process is in place. The first reserved matters planning application for strategic engineering (highways and drainage) for phase 1 was submitted in April 2019, and is being considered by the Council. Some Discharge of Conditions applications have been agreed by the Council, including the Site Wide Design Code. Further Discharge of Conditions applications are being considered by the Council. It is anticipated that the first reserved matters planning application for housing (approximately 970 homes) will be submitted in autumn 2019.

**B.257-B.289.** The agent on behalf of the housebuilders (Taylor Wimpey and Bovis Homes) anticipates that development will start on site in September 2019, that the first housing completions will be in September 2020, and that the development will be completed in 2032, with annual housing completions anticipated of up to 300 dwellings (see the Annex to this document, Section A2, questionnaire GC18). The agent has advised that the development is achievable and viable. The agent has identified access, and legal and ownership constraints as the constraints, market factors or cost factors that could delay delivery of the development. Access to the site will need to be approved via s78 and s38 applications, and the site is currently controlled by the developers via an option with the land purchase to take place once the first reserved matters for housing is approved.

**B.258-B.290.** The Council has taken a more conservative approach to delivery of this development both in terms of the timetable for delivery and the number of completions per year. The Council has assumed that the first completions will be later than proposed by the agent (on behalf of the housebuilders) to allow for the submission and approval of a reserved matters planning application(s) for housing. The Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that a reserved matters planning application for housing will be submitted in autumn 2019, and therefore based on its

typical assumptions the first dwellings would be under construction in spring 2021. The Council anticipates that that this site will be completed from 2021-2022 onwards.

B.291. The housing trajectory assumes that Cambourne West as a whole will deliver no more than 150 dwellings a year, so that together this site and Bourn Airfield New Village will deliver no more than 300 dwellings a year. This is a more conservative approach than proposed by the housebuilders of land north west of Lower Cambourne and is also lower than the 220 dwellings per year average for the delivery of Cambourne so far. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.

B.259-B.292. As set out in Appendix C, the Councils consider that an annual average completion rate of 250 dwellings is an appropriate build out rate for the strategic sites. However, for Cambourne West and Bourn Airfield New Village, the Councils consider that a lower annual average completion rate of 150 dwellings is appropriate to reflect the proximity of these two developments to each other, and the possible implications of this on the build out rates that can be achieved.

B.260-B.293. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

B.264-B.294. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 2,350 dwellings fall within part (b) of the definition of deliverable. ~~†~~This site is therefore considered deliverable and developable as the site has outline planning permission, housebuilders (Taylor Wimpey and Bovis Homes) are controlling the site via an option, a planning performance agreement for the planning application process is in place, the agent anticipates that development will start on site in September 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no~~clear evidence that housing completions will ~~not~~ begin on site within five years.

B.262-B.295. **Land within the Business Park:** this site has capacity for approximately 240 dwellings, and forms part of the overall capacity of the allocation of approximately 1,200 dwellings. It is unclear exactly when the development will be started and completed as the landowner (U+I) has not provided a completed questionnaire. The agent (on behalf of U+I) has advised that the landowners are not presently able to provide the information asked for (see the Annex to this document, Section A2, email GC19).

B.263-B.296. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.264-B.297. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the South Cambridgeshire Local Plan 2018. The site is in a suitable

location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**Dales Manor Business Park, Sawston (see Table SC5)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/1a</a>	<a href="#">200 dwellings</a>	<a href="#">27 September 2018</a>	=	=	=	=
<a href="#">Total</a>	<a href="#">200 dwellings</a>	=	=	=	=	=

**B.265-B.298.** The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1a) for 200 dwellings and light industrial and office uses. The site has three landowners: Salmon Harvester, Peterhouse and PAT Pensions.

**B.266-B.299.** The landowners (Salmon Harvester) 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. The agent has advised that Salmon Harvester are no longer pursuing residential development on this site (see the Annex to this document, Section A2, email SC11a), and therefore the Council has made no allowance for housing on this part of the site in the housing trajectory.

**B.267-B.300.** It is unclear what intentions the other landowners (Peterhouse and PAT Pensions) have for their parts of the site as they have not provided a completed questionnaire. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on any of this site in the housing trajectory.

**B.268-B.301.** In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as non-residential development is being implemented on part of the site and it is not clear what the landowners intentions are for delivery of residential development on the remainder of the site.

**Land north of Babraham Road, Sawston (see Table SC5)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/1b</a>	<a href="#">80 dwellings</a>	<a href="#">27 September 2018</a>	=	=	=	
<a href="#">S/3729/18/FL</a>	<a href="#">158 dwellings</a>	=	<a href="#">Full</a>	<a href="#">20 September 2018</a>	<a href="#">10 April 2019</a>	<a href="#">28 August 2019</a>
<a href="#">Total</a>	<a href="#">158 dwellings</a>	=	=	=	=	=

~~B.269~~[B.302](#). The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1b) for 80 dwellings. The s106 agreement was signed in August 2019 and the formal decision notice for full planning permission for 158 dwellings and landscaping was issued in August 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. The Council's planning committee in April 2019 had given officers delegated powers to approve the full planning application subject to the prior completion of the s106 agreement, and in paragraph 45 of the [planning committee report](#) it states "in accordance with the Housing Trajectory (Annual Monitoring Report 2016-2017) 80 homes are due to be delivered between 2019-2021 on this site. Despite the uplift in units now proposed, the applicant has continued to show commitment to delivering within this timeframe with full completion expected by 2023. If approved the units will contribute towards maintaining the Council's Five Year Housing Supply and the uplift will be of benefit if other sites are delayed."

~~B.270~~[B.303](#). The housebuilder (Hill Residential) had anticipated that the s106 agreement would be completed in June 2019, that development would start on site in September 2019, that the first housing completions would be in August 2020, and that the development would be completed by December 2022 (see the Annex to this document, Section A2, questionnaire SC12). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

~~B.271~~[B.304](#). Although there has been a slight delay in the s106 agreement being signed and the Council issuing the formal decision notice as a result of the Secretary of State considering a request from a third party for the decision to be called in, discussions regarding the discharge of conditions have already been undertaken. The [Secretary of State](#) decided not to call in the application. The Council considers that the slight delay will not significantly affect the delivery of the development, and that the development will be completed in 2020-2023.

**B.272-B.305.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory, with predicted completions continuing for an additional two years to take account of the additional dwellings.

**B.273-B.306.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [158 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has full planning permission, is in the ownership of a housebuilder (Hill Residential), and the agent has advised that works will start on site in September 2019. There is no evidence that the site will not be delivered within five years.

**Land south of Babraham Road, Sawston (see Table SC5)**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/1c</a>	<a href="#">260 dwellings</a>	<a href="#">27 September 2018</a>	=	=	=	=
<b><a href="#">Total</a></b>	<b><a href="#">260 dwellings</a></b>	=	=	=	=	=

**B.274-B.307.** The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1c) for 260 dwellings. The agent (on behalf of John Huntingdon Charity, Wards Charity and RJ Driver Trust) ~~has~~ advised [in June 2019](#) that the landowners will be selecting a developer in 2019, and that it is anticipated that an outline planning application will also be submitted in 2019 (see the Annex to this document, Section A2, questionnaire SC13). An initial highways study, topographical survey, utilities assessment and phase 1 ground condition report have all been undertaken to assist the selected developer with delivery of the development. The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development at this stage.

**B.275-B.308.** The agent has advised that the selected developer will be responsible for the submission of the outline planning application and all matters that follow; however the agent anticipates that development will start on site in 2020-2021, that the first housing completions will be in 2020-2021, and that the development will be completed by 2024-2025. [Informal discussions on bringing forward this site have taken pace between the Council and the agent.](#)

**B.276-B.309.** The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the submission and approval of an outline planning application, and subsequent detailed planning application(s). The Councils' typical assumptions anticipate that there is an average lead-in time of 3.5 years from an outline planning

application being submitted to first dwellings being under construction. Therefore, if an outline planning application is submitted in late 2019 (as anticipated by the agent), based on these typical assumptions the first dwellings would be under construction in mid 2023. The Council anticipates that this site will be completed in 2023-2029. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

**B.277-B.310.** In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) [260 dwellings fall within part \(b\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, the agent has advised that the landowners will be selecting a developer in 2019, the agent has advised that it is anticipated that an outline planning application will be submitted in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is [no clear](#) evidence that housing completions will [not](#) begin on site within five years.

#### Land north of Impington Lane, Impington (see Table SC5)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/1d</a>	<a href="#">25 dwellings</a>	<a href="#">27 September 2018</a>	=	=	=	=
<a href="#">S/1486/18/FL</a>	<a href="#">26 dwellings</a>	=	<a href="#">Full</a>	<a href="#">17 April 2018</a>	=	<a href="#">13 June 2019</a>
<b><a href="#">Total</a></b>	<b><a href="#">26 dwellings</a></b>	=	=	=	=	=

**B.278-B.311.** The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1d) for 25 dwellings. Full planning permission for 26 dwellings and open space was approved in June 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission.

**B.279-B.312.** The housebuilder (Hill Residential) anticipates that development will start on site in October 2020, that the first housing completions will be in October 2021, and that the development will be completed by June 2022 (see the Annex to this document, Section A2, questionnaire SC14). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified discharging conditions, market conditions and the effects of Brexit as the constraints, market factors or cost factors that could delay delivery of the development.

**B.280-B.313.** Delivery of this development is anticipated to be two years later than that predicted in the previously published housing trajectory.

~~B.281-B.314.~~ In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [26 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), and the housebuilder anticipates that development will start on site in October 2020. There is no evidence that the site will not be delivered within five years.

**Land west of New Road, Melbourn (see Table SC5)**

~~B.282-B.315.~~ The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1e) for 65 dwellings. The site has multiple landowners and is being brought forward as two separate but complementary developments.

**Land west of New Road, Melbourn - Land south west of Victoria Way:**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H1e</a>	<a href="#">65 dwellings</a>	<a href="#">27 September 2018</a>	=	=	=	=
<a href="#">S/2048/14/FL</a>	<a href="#">64 dwellings</a>	=	<a href="#">Full</a>	<a href="#">28 August 2014</a>	<a href="#">03 December 2014</a>	<a href="#">27 February 2015</a>
<a href="#">S/4414/17/FL</a>	<a href="#">revised design, to provide additional 3 dwellings</a>	=	<a href="#">Full</a>	<a href="#">11 December 2017</a>	=	<a href="#">24 August 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">67 dwellings</a></b>	=	=	=	=	=

~~B.283-B.316.~~ †The site has full planning permission for 67 dwellings. At March 2019, 54 dwellings had been completed, 10 dwellings were under construction and 3 dwellings had not been started. A Variation of Conditions application to amend the layout of the development to provide two additional dwellings was submitted in March 2019 and is being considered by the Council. The developer (Granary Developments) anticipates that the development will be completed by November 2020 (see the Annex to this document, Section A2, questionnaire SC15). The developer has also advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development; however the developer has advised that there has been a delay in the delivery of the development as a result of the time taken to secure planning permission for the redesign of the site and associated discussions with the housing association.

**B.284-B.317.** Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.285-B.318.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [67 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land west of New Road, Melbourn - Land at 36 New Road:**

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/1e</a>	<a href="#">65 dwellings</a>	<a href="#">27 September 2018</a>	-	-	-	-
<a href="#">S/2424/18/FL</a>	<a href="#">21 dwellings</a>	-	<a href="#">Full</a>	<a href="#">9 July 2018</a>	-	<a href="#">17 May 2019</a>
<a href="#">Total</a>	<a href="#">21 dwellings</a>	-	-	-	-	-

**B.286-B.319.** The site has full planning permission for the demolition of the existing dwelling and the erection of 22 dwellings and open space, which was approved in May 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. The agent (on behalf of R2 Developments Ltd) anticipates that the development will be completed in 2019-2020 (see the Annex to this document, Section A2, questionnaire SC16).

**B.287-B.320.** The Council has taken a conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent as detailed planning permission was only approved in May 2019. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2020, based on an average lead-in time of a year from a full planning application being approved to first dwellings being under construction. The Council anticipates that this site will be completed in 2020-2021. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

**B.288-B.321.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [21 dwellings fall within part \(a\) of the definition of deliverable](#). This site is considered deliverable as the site has detailed planning permission, is in the ownership of a developer (R2 Developments Ltd), the agent anticipates that development will be completed in 2019-2020, and the Councils'

typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

### Green End Industrial Estate, Gamlingay (see Table SC5)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H1/f</a>	<a href="#">90 dwellings</a>	<a href="#">27 September 2018</a>	=	=	=	=
<a href="#">S/2068/15/OL</a>	<a href="#">85 dwellings</a>	=	<a href="#">Outline</a>	<a href="#">14 August 2015</a>	<a href="#">22 April 2016</a>	<a href="#">7 December 2016</a>
<a href="#">Total</a>	<a href="#">85 dwellings</a>	=	=	=	=	=

~~B.289.~~[B.322.](#) The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1f) for 90 dwellings and light industrial, office and/or general industrial uses. The site has outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings and public open space, which was approved in December 2016. The planning permission covers approximately 75% of the allocation in the South Cambridgeshire Local Plan 2018 (adopted in September 2018). 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 be submitted by December 2019.

~~B.290.~~[B.323.](#) The landowner (R&H Wale Ltd and AG Wright & Sons Farms) ~~has~~ advised [in March 2019](#) that Morris Homes (a housebuilder) are the new contact for the site, and [at that time](#) the landowner ~~had~~ anticipated that a detailed planning application would be submitted in April 2019. The landowner anticipated~~s~~ that development ~~will~~[would](#) start on site in September 2019, that the first housing completions ~~will~~[would](#) be in July 2020, and that the development ~~will~~[would](#) be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire SC17). The landowner has also advised that the development is achievable and viable. The landowner has not identified any constraints, market factors or cost factors that could delay delivery of the development. Pre-application discussions have been undertaken with a housebuilder (Morris Homes), and [in early September 2019](#), the housebuilder anticipated~~s~~ that a reserved matters planning application ~~will~~[would](#) be submitted in September 2019 (see the Annex to this document, Section A2, email SC17). [The Council know understands that the housebuilder will be submitting their reserved matters planning application in November 2019.](#)

~~B.291.~~[B.324.](#) The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowner

to allow for the submission and approval of a detailed planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2018, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. Therefore, if a reserved matters planning application is submitted in ~~September~~ November 2019 (as anticipated by the housebuilder), based on these typical assumptions the first dwellings would be under construction in ~~March~~ May 2021. The Council anticipates that that this site will be completed in 2021-2023.

**B.292-B.325.** Delivery of this development is anticipated to be two years later than that predicted in the previously published housing trajectory.

**B.293-B.326.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 85 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the landowner has advised that Morris Homes (a housebuilder) are the new contact for the site, pre-application discussions have been undertaken with a housebuilder (Morris Homes), the housebuilder anticipates that a detailed planning application will be submitted in ~~September~~ November 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no~~ clear evidence that housing completions will begin on site within five years.

#### East of Rockmill End, Willingham (see Table SC5)

<u>Policy or Planning Permission</u>	<u>Proposal</u>	<u>Date Allocated</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>Policy H/1g</u>	<u>50 dwellings</u>	<u>27 September 2018</u>	=	=	=	=
<u>S/2833/15/OL</u>	<u>72 dwellings</u>	=	<u>Outline</u>	<u>6 November 2015</u>	<u>11 May 2016</u>	<u>25 May 2017</u>
<u>S/0122/18/RM</u>	<u>72 dwellings</u>	=	<u>Reserved Matters</u>	<u>9 January 2018</u>	=	<u>2 August 2018</u>
<b>Total</b>	<b>72 dwellings</b>	=	=	=	=	=

**B.294-B.327.** The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1g) for 50 dwellings. The site has detailed planning permission for 72 dwellings, public open space, local equipped area of play and a pumping station, which was approved in August 2018. The planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018. At March 2019, 13 dwellings were under construction and 59 dwellings had not been started. The housebuilder (Kier Cross Keys) anticipates that the development will be completed by September 2020 (see the Annex to this document, Section A2, questionnaire SC18). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified discharging conditions as the constraints, market factors or cost factors that could delay delivery of the development.

**B.295-B.328.** Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.296-B.329.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [72 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

#### Land at Bennell Farm, West Street, Comberton (see Table SC5)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy H/1h</a>	<a href="#">90 dwellings</a>	<a href="#">27 September 2018</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>
<a href="#">S/2204/15/OL</a>	<a href="#">90 Dwellings</a>	<a href="#">-</a>	<a href="#">Outline</a>	<a href="#">24 August 2015</a>	<a href="#">11 May 2016</a>	<a href="#">3 October 2016</a>
<a href="#">S/1812/17/OL</a>	<a href="#">90 dwellings</a>	<a href="#">-</a>	<a href="#">Outline</a>	<a href="#">17 May 2017</a>	<a href="#">6 September 2017</a>	<a href="#">21 December 2017</a>
<a href="#">S/4552/17/RM</a>	<a href="#">90 Dwellings</a>	<a href="#">-</a>	<a href="#">Reserved matters</a>	<a href="#">27 December 2017</a>	<a href="#">-</a>	<a href="#">1 October 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">90 Dwelling s</a></b>					

**B.297-B.330.** The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1h) for 90 dwellings, a full size football pitch and changing facilities, and community car parking. The site has detailed planning permission for 90 dwellings and open space, which was approved in October 2018. A

condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, no construction had started on site. The agent (on behalf of Mr & Mrs Arnold) has advised that work has commenced on site (with agreement of South Cambridgeshire District Council) ahead of the final conditions being discharged. The agent anticipates that the first housing completions will be in March 2020, and that the development will be completed in late 2021 / early 2022 (see the Annex to this document, Section A2, questionnaire SC19).

~~B.299-B.331.~~ Delivery of this development is anticipated to be one year later than that predicted in the previously published housing trajectory.

~~B.299-B.332.~~ In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [90 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission, the agent has advised that work has commenced on site, and the agent has advised that the first housing completions will be in March 2020. There is no evidence that the site will not be delivered within five years.

#### Histon & Impington Station Area (see Table SC5)

<a href="#">Policy or Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Date Allocated</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">Policy E/8</a>	=	<a href="#">27 September 2018</a>	=	=	=	=
<a href="#">S/0671/17/FL</a>	<a href="#">35 dwellings</a>	=	<a href="#">Full</a>	<a href="#">18 October 2017</a>	=	<a href="#">27 June 2018</a>
<a href="#">S/0783/17/FL</a>	<a href="#">12 dwellings</a>	=	<a href="#">Full</a>	<a href="#">13 March 2017</a>	=	<a href="#">15 May 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">47 dwellings</a></b>	=	=	=	=	=

~~B.300-B.333.~~ The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy E/8) for mixed use development, including commercial uses, community uses and residential development.

~~B.301-B.334.~~ **The Bishops Site, Cambridge Road, Impington:** the site has full planning permission for the demolition of the existing buildings and the erection of 35 dwellings, which was approved in June 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. The agent (on behalf of Mitre Property Development Ltd) anticipates that development will start on site in 2020, that the first housing completions will be in 2021-2022, and that the development will be completed in 2022 (see the Annex to this document, Section A2,

questionnaire SC20). The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

~~B.302~~B.335. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [35 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a developer (Mitre Property Development Ltd), and the agent anticipates that development will start on site in 2020. There is no evidence that the site will not be delivered within five years.

~~B.303~~B.336. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** the site has full planning permission 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, which was approved in May 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site; however at September 2019 construction had started on site. The developer (Cocksedge Building Contractors) anticipates that the first housing completions will be May 2020, and that the development will be completed by August 2020 (see the Annex to this document, Section A2, questionnaire SC21). The developer has also advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.

~~B.304~~B.337. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [12 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and the developer anticipates that development will start on site in May 2019. There is no evidence that the site will not be delivered within five years.

## Unallocated Sites with Planning Permission

**B.305-B.338.** The sites in South Cambridgeshire marked with a \* are '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. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

### Sandy Lane, Cambridge (see Table C4)

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>03/0406/FUL</u>	<u>18 dwellings</u>	<u>Full</u>	<u>15 April 2003</u>	<u>=</u>	<u>5 November 2004</u>
<u>06/1305/FUL</u>	<u>7 dwellings</u>	<u>Full</u>	<u>8 January 2007</u>	<u>3 January 2008</u>	<u>3 March 2009</u>
<u>03/1241/FUL</u>	<u>5 dwellings</u>	<u>Full</u>	<u>18 November 2003</u>	<u>3 March 2004</u>	<u>23 May 2005</u>
<u>06/0544/FUL</u>	<u>1 dwelling</u>	<u>Full</u>	<u>23 May 2006</u>	<u>19 July 2006</u>	<u>24 November 2006</u>
<b><u>Total</u></b>	<b><u>28 dwellings</u></b>	<b><u>=</u></b>	<b><u>=</u></b>	<b><u>=</u></b>	<b><u>=</u></b>

**B.306-B.339.** The site has full planning permission for 28 dwellings. At March 2019, a material start had been made on site to prevent the planning permissions from lapsing; however the 28 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. The agent (on behalf of Littlebury Property Limited) anticipates that development will start on site in 2020, that the first housing completions will be 2021-2022, and that the development will be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire C9). The agent has also advised that the development is achievable and viable. The agent has identified market conditions and Brexit as the constraints, market factors or cost factors that could delay delivery of the development.

**B.307-B.340.** Delivery of this development is anticipated to be five years earlier than predicted in the previously published housing trajectory.

**B.308-B.341.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 28 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, a material start has been made on site to prevent the planning

permission from lapsing, some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the agent anticipates that development will start on site in 2020. There is no evidence that the site will not be delivered within five years.

#### Hayling House, Fen Road, Cambridge (see Table C4)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">16/0617/FUL</a>	<a href="#">13 dwellings</a>	<a href="#">Full</a>	<a href="#">19 April 2016</a>	<a href="#">31 August 2016</a>	<a href="#">21 August 2017</a>
<a href="#">Total</a>	<a href="#">13 dwellings</a>	=	=	=	=

~~B.309-B.342.~~ The site has full planning permission for demolition of the existing dwelling and erection of 14 dwellings. At March 2019, the existing dwelling had been demolished and the 14 new dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council. The agent (on behalf of Crickmore Developments) anticipates that development will start on site in September 2019, that the first housing completions will be December 2020, and that the development will be completed by March 2021 (see the Annex to this document, Section A2, questionnaire C25). The agent has also advised that the development is achievable and viable. The agent has identified possible delay with the construction of the adjacent cycle bridge as the constraints, market factors or cost factors that could delay delivery of the development; this is because part of the site is currently leased to Cambridgeshire County Council for the construction of a new cycle bridge.

~~B.310-B.343.~~ Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

~~B.311-B.344.~~ In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [13 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission, some Discharge of Conditions applications have been agreed by the Council, and the agent anticipates that development will start on site in September 2019. There is no evidence that the site will not be delivered within five years.

#### 34-36 Madingley Road, Cambridge (see Table C4)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">17/0172/FUL</a>	<a href="#">14 dwellings</a>	<a href="#">Full</a>	<a href="#">13 February 2017</a>	<a href="#">2 August 2017</a>	<a href="#">11 October 2017</a>
<b><a href="#">Total</a></b>	<b><a href="#">14 dwellings</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>

**B.312-B.345.** The site has full planning permission for demolition of the two existing dwellings and erection of 16 dwellings. At March 2019, the two existing dwellings had been demolished and the 16 new dwellings had not been started. It is unclear exactly when the development will be completed as the developer (Madingley Developments Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

**B.313-B.346.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.314-B.347.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [14 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

### **1 Whichcote House, Springfield Road, Cambridge and land rear of Whichcote House, Milton Road, Cambridge (see Table C4)**

<a href="#">Planning Permission</a>	<a href="#">Number of Dwellings (net) Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">16/1873/FUL</a>	<a href="#">11 dwellings</a>	<a href="#">Full</a>	<a href="#">24 October 2016</a>	<a href="#">-</a>	<a href="#">19 April 2018</a>
<a href="#">17/1722/FUL</a>	<a href="#">3 dwellings</a>	<a href="#">Full</a>	<a href="#">5 October 2017</a>	<a href="#">10 January 2018</a>	<a href="#">29 March 2018</a>
<a href="#">17/0489/FUL</a>	<a href="#">3 dwellings</a>	<a href="#">Full</a>	<a href="#">24 March 2017</a>	<a href="#">30 August 2017</a>	<a href="#">31 August 2017</a>
<b><a href="#">Total</a></b>	<b><a href="#">14 dwellings</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>

**B.315-B.348.** The site has full planning permissions for 14 dwellings. At March 2019, 11 dwellings were under construction and 3 dwellings had not been started. It is unclear exactly when the development will be completed as the landowner (Whichcote Land Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

**B.316-B.349.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [14 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge (see Table C4)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">05/1329/FUL</a>	<a href="#">16 dwellings</a>	<a href="#">Full</a>	<a href="#">17 December 2005</a>	<a href="#">=</a>	<a href="#">5 December 2007</a>
<a href="#">Total</a>	<a href="#">16 dwellings</a>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>

**B.317-B.350.** The site has full planning permission for 16 dwellings. At March 2019, 2 dwellings had been completed and 14 dwellings had not been started. It is unclear exactly when the development will be completed as the landowner (Sorrento Hotel) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

**B.318-B.351.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [16 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**64-68 Newmarket Road, Cambridge (see Table C4)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">14/1905/FUL</a>	<a href="#">80 dwellings</a>	<a href="#">Full</a>	<a href="#">5 December 2014</a>	<a href="#">3 February 2016</a>	<a href="#">13 September 2017</a>
<a href="#">Total</a>	<a href="#">80 dwellings</a>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>

**B.319-B.352.** The site has full planning permission for the demolition of 4 existing dwellings and the erection of a mixed used development comprising 84 dwellings, A1-A3 use commercial space and public realm enhancement, which was approved in September 2017. A condition on the planning permission requires that the

development begins within three years from the date of the permission. At March 2019, no construction had started on site. It is unclear exactly when the development will be started and completed as the landowner (User Friendly Properties Ltd) has not provided a completed questionnaire.

**B.320-B.353.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by March 2019, based on an average lead-in time of 18 months from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in September 2020. The Council anticipates that this site will be completed in 2020-2022.

**B.321-B.354.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [80 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission, the landowner has until September 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

### 23 and 25 Hills Road, Cambridge (see Table C4)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">17/0265/FUL</a>	<a href="#">10 dwellings</a>	<a href="#">Full</a>	<a href="#">24 February 2017</a>	=	<a href="#">17 July 2017</a>
<b>Total</b>	<b>10 dwellings</b>	=	=	=	=

**B.322-B.355.** The site has full planning permission for 10 dwellings and retail units following demolition of the existing buildings, which was approved in July 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 10 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. The agent (on behalf of Dernford Developments Ltd) anticipates that development will start on site in June 2019, that the first housing completions will be June 2020, and that the development will be completed by September 2020 (see the Annex to this document, Section A2, questionnaire C30). The agent has also advised that the development is achievable and viable. The agent has identified discharging conditions as the constraints, market factors or cost factors that could delay delivery of the development.

**B.323-B.356.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [10 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission, some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the agent anticipates that development will start on site in June 2019. There is no evidence that the site will not be delivered within five years.

**Cambridge Carpets, 213 Mill Road, Cambridge (see Table C4)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">17/1527/FUL</a>	<a href="#">14 dwellings</a>	<a href="#">Full</a>	<a href="#">29 August 2017</a>	<a href="#">16 December 2017</a>	<a href="#">20 December 2017</a>
<b>Total</b>	<b>14 dwellings</b>	=	=	=	=

**B.324-B.357.** The site has full planning permission for 14 dwellings and a retail unit following the demolition of existing buildings on site, which was approved in December 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. It is unclear exactly when the development will be started and completed as the landowner (HTS Estates Ltd) has not provided a completed questionnaire.

**B.325-B.358.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by June 2019, based on an average lead-in time of 18 months from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in December 2020. The Council anticipates that this site will be completed in 2021-2022.

**B.326-B.359.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [14 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission, the landowner has until December 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**Land at Anstey Way, Cambridge (see Table C4)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">17/1133/DEMDET</a>	-56 dwellings	<a href="#">Demolition</a>	<a href="#">11 July 2017</a>	=	<a href="#">6 August 2017</a>
<a href="#">17/2214/FUL</a>	28 dwellings	<a href="#">Full</a>	<a href="#">16 January 2018</a>	<a href="#">28 March 2018</a>	<a href="#">16 July 2018</a>
<b>Total</b>	<b>28 dwellings</b>	=	=	=	=

**B.327-B.360.** The site has detailed planning permission for the demolition of 28 dwellings and the erection of 56 affordable dwellings. At March 2019, the existing dwellings had been demolished and the 56 new dwellings were under construction. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. The housebuilder (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) anticipates that the first housing completions will be in February 2020, and that the development will be completed by May 2020 (see the Annex to this document, Section A2, questionnaire C32). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.328-B.361.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [28 dwellings \(net\) fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

#### **St Regis House and 108 Chesterton Road, Cambridge (see Table C4)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">17/0970/FUL</a>	14 dwellings	<a href="#">Full</a>	<a href="#">01 June 2017</a>	<a href="#">04 October 2017</a>	<a href="#">02 May 2018</a>
<b>Total</b>	<b>14 dwellings</b>				

**B.329-B.362.** The site has full planning permission for the erection of college accommodation (providing 85 units) and 14 dwellings following demolition of the existing buildings, which was approved in May 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 14 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further

Discharge of Conditions applications are being considered by the Council. The agent (on behalf of Clare College) anticipates that all housing completions will be in November 2020 (see the Annex to this document, Section A2, questionnaire C33). The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.330-B.363.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [14 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is considered deliverable as the site has detailed planning permission, some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the agent anticipates that all housing completions will be in November 2020. There is no evidence that the site will not be delivered within five years.

**Lovell Lodge, 365 Milton Road, Cambridge (see Table C4)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">17/1709/FUL</a>	<a href="#">14 dwellings</a>	<a href="#">Full</a>	<a href="#">04 October 2017</a>	<a href="#">10 January 2018</a>	<a href="#">15 May 2018</a>
<b>Total</b>	<b>14 dwellings</b>	=	=	=	=

**B.331-B.364.** The site has full planning permission for 14 dwellings, which was approved in May 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 14 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and a further Discharge of Conditions application is being considered by the Council. The agent (on behalf of BF Design Solutions) has advised that works started on site in February 2019, and the agent anticipates that all housing completions will be in January 2020 (see the Annex to this document, Section A2, questionnaire C34). The agent has also advised that the development is achievable and viable. The agent has identified market conditions and delays in the planning process and signing of the s106 agreement as the constraints, market factors or cost factors that could delay delivery of the development.

**B.332-B.365.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [14 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is considered deliverable as the site has detailed planning permission, the agent has advised that works started on site in February 2019, some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the agent anticipates that all housing completions will be in January 2020. There is no evidence that the site will not be delivered within five years.

#### Land at 300-314 Coldham's Lane, Cambridge (see Table C4)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">17/1272/FUL</a>	<a href="#">13 dwellings</a>	<a href="#">Full</a>	<a href="#">04 August 2017</a>	<a href="#">10 January 2018</a>	<a href="#">22 May 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">13 dwellings</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>

**B.333-B.366.** The site has full planning permission for the demolition of the existing dwelling and erection of 14 dwellings. At March 2019, the existing dwelling had been demolished and the 14 new dwellings were under construction. It is unclear exactly when the development will be completed as the landowner (Cambridge (Coldhams Lane) Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

**B.334-B.367.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [13 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

#### 141 Ditton Walk, Cambridge (see Table C4)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">15/1020/FUL</a>	<a href="#">14 dwellings</a>	<a href="#">Full</a>	<a href="#">10 June 2015</a>	<a href="#">04 November 2015</a>	<a href="#">29 November 2017</a>
<b><a href="#">Total</a></b>	<b><a href="#">14 dwellings</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>

**B.335-B.368.** The site has full planning permission for 14 dwellings, which was approved in November 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. Some Discharge of Conditions applications have been agreed by the Council. It is unclear exactly when the development will be started and completed as the developer (This Land) has not provided a completed questionnaire.

**B.336-B.369.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2019, based on an average lead-in time of 18 months from a full planning permission being approved to first dwellings

being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in November 2020. The Council anticipates that this site will be completed in 2021-2022.

**B.337-B.370.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [14 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission, the developer has until November 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**Grafton House, 64 Maids Causeway, Cambridge (see Table C4)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">18/0606/B1C3</a>	<a href="#">16 dwellings</a>	<a href="#">Prior Approval</a>	<a href="#">24 April 2018</a>	=	<a href="#">02 August 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">16 dwellings</a></b>	=	=	=	=

**B.338-B.371.** The site has prior approval permission for the change of use of office to residential (16 dwellings). At March 2019, all 16 dwellings were under construction. It is unclear exactly when the development will be completed as the agent (on behalf of GCR Camprop Four Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

**B.339-B.372.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [16 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has prior approval permission and is under construction. There is no evidence that the site will not be delivered within five years.

**National Institute of Agricultural Botany, Huntingdon Road, Cambridge (see Table C4)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">18/1451/B1C3</a>	<a href="#">71 dwellings</a>	<a href="#">Prior Approval</a>	<a href="#">13 September 2018</a>	=	<a href="#">08 November 2018</a>

<u>Total</u>	<u>71 dwellings</u>	=	=	=	=
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**B.340-B.373.** The site has prior approval permission for the change of use of office to residential (71 dwellings), which was approved in November 2018. A condition of the prior approval permission is that the development must be completed within three years from its approval. At March 2019, no construction had started on site. It is unclear exactly when the development will be started and completed as the agent (on behalf of Marchingdale Developments Limited) has not provided a completed questionnaire.

**B.341-B.374.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2019, based on an average lead-in time of 6 months from a prior approval application being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the prior approval permission expires in November 2021. The Council anticipates that this site will be completed in 2021-2022.

**B.342-B.375.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 71 dwellings fall within part (a) of the definition of deliverable. †This site is therefore considered deliverable as the site has prior approval permission, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**291 Hills Road, Cambridge (see Table C4)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>18/0806/FUL</u>	<u>13</u>	<u>Full</u>	<u>18 May 2018</u>	<u>29 August 2018 11 June 2019</u>	<u>16 August 2019</u>
<u>Total dwellings</u>	<u>13</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>

~~B.376. The Council's planning committee in August 2018 resolved to grant full planning permission for the demolition of existing buildings and erection of 14 dwellings, with delegated authority to officers to agree the wording of the s106 agreement. The Council's planning committee in June 2019 reconsidered this planning application and resolved to grant full planning permission for the demolition of existing buildings and erection of 14 dwellings, subject to the prior completion of a s106 agreement. The site has full planning permission for the demolition of existing buildings and erection of 14 dwellings, which was approved in August 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. It is unclear exactly when the development will be started and~~

completed as the developer (Gibson Developments Ltd) has not provided a completed questionnaire.

B.377. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by February 2021, based on an average lead-in time of 18 months from full planning permission being approved to first dwellings being under construction. As this site had not previously been assessed as being deliverable, the Council has taken a conservative approach to the delivery of this site and assumed that this development will start on site just before the planning permission expires in August 2022. The Council anticipates that this site will be completed in 2022-2023. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is anticipated that the development will come forward within the plan period.

B.378. In accordance with the definition of developable/deliverable in the glossary of the NPPF (published in February 2019) this site falls within part (a). It is therefore is considered developable/deliverable as the site has a resolution to grant detailed planning permission, is in the ownership of a developer (Gibson Developments Ltd), and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

#### **Small Sites of 9 dwellings or less (net) in Cambridge (see Table C4)**

~~B.343~~B.379. At 31 March 2019, there were 99 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less (net), where the development was under construction. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.

~~B.344~~B.380. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.

~~B.345~~B.381. At 31 March 2019, there were ~~270-285~~ dwellings in Cambridge with planning permission on small sites of 9 dwellings or less (net), where no construction had started on site. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development has yet to start it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 6% allowance for non-delivery has been used, is consistent with the evidence on lapse rates included in Appendix C. On this basis, ~~254-268~~ dwellings are anticipated to be completed within five years.

**B.346-B.382.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission. There is no evidence that these sites will not be delivered within five years.

**Land west of 22a West Road, Gamlingay (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<a href="#">S/0034/06/OL</a>	<a href="#">residential development</a>	<a href="#">Outline</a>	<a href="#">10 January 2006</a>	-	<a href="#">07 March 2006</a>
<a href="#">S/0261/09/RM</a>	<a href="#">10 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">25 February 2009</a>	-	<a href="#">28 May 2009</a>
<a href="#">S/0377/16/FL</a>	<a href="#">2 dwellings</a>	<a href="#">Full</a>	<a href="#">10 February 2016</a>	-	<a href="#">16 September 2016</a>
<a href="#">S/4413/17/FL</a>	<a href="#">1 dwelling</a>	<a href="#">Full</a>	<a href="#">11 December 2017</a>	-	<a href="#">02 February 2018</a>
<b>Total</b>	<b>13 dwellings</b>	-	-	-	-

**B.347-B.383.** The site has detailed planning permissions for 13 dwellings. At March 2019, 10 dwellings had been completed and 3 dwellings were under construction. The developer (Maulden Vale Ltd) anticipates that the development will be completed by December 2019 and has advised that the development is achievable and viable (see the Annex to this document, Section A2, questionnaire SC22). The developer has advised that the current housing market conditions and the implications of Brexit are factors that could delay the delivery of this development.

**B.348-B.384.** Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.349-B.385.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [13 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land rear of Cygnus Business Park, Swavesey (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<a href="#">S/1329/13/FL</a>	<a href="#">12 dwellings</a>	<a href="#">Full</a>	<a href="#">01 July 2013</a>	<a href="#">02 July 2014</a>	<a href="#">29 May 2015</a>
<b>Total</b>	<b>12 dwellings</b>				

**B.350-B.386.** The site has full planning permission for 12 dwellings. At March 2019, 9 dwellings had been completed and 3 dwellings were under construction. The agent (on behalf of Starburst Property Ltd) anticipates that the development will be completed in 2019 (see the Annex to this document, Section A2, questionnaire SC25). The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.351-B.387.** Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.352-B.388.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [12 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land to east of Cody Road, Waterbeach \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1907/14/OL</a>	<a href="#">36 dwellings</a>	<a href="#">Outline</a>	<a href="#">31 July 2014</a>	<a href="#">05 November 2014</a>	<a href="#">15 April 2015</a>
<a href="#">S/2491/16/RM</a>	<a href="#">36 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">19 September 2016</a>	<a href="#">11 January 2017</a>	<a href="#">16 January 2017</a>
<b><a href="#">Total</a></b>	<b><a href="#">36 dwellings</a></b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>

**B.353-B.389.** The site has detailed planning permission for 36 dwellings. At March 2019, 34 dwellings had been completed and 2 dwellings were under construction. The housebuilder (Matthew Homes) anticipates that the development will be completed by June 2019 and has advised that the development is achievable and viable (see the Annex to this document, Section A2, questionnaire SC27). The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.354-B.390.** Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.355-B.391.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [36 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1199/13/OL</a>	<a href="#">20 dwellings</a>	<a href="#">Outline</a>	<a href="#">03 June 2013</a>	<a href="#">06 August 2014</a>	<a href="#">05 November 2015</a>
<a href="#">S/2253/16/RM</a>	<a href="#">20 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">20 October 2016</a>	=	<a href="#">15 January 2018</a>
<b>Total</b>	<b>20 dwellings</b>	=	=	=	=

**B.356-B.392.** The site has detailed planning permission for 20 dwellings. At March 2019, 2 dwellings were under construction and 18 dwellings had not been started. It is unclear exactly when the development will be completed as the developer (Taylor French Developments Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

**B.357-B.393.** Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.394.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [20 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**18 Boxworth End, Swavesey \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/0875/15/OL</a>	<a href="#">30 dwellings</a>	<a href="#">Outline</a>	<a href="#">9 April 2015</a>	=	<a href="#">12 May 2016</a>
<a href="#">S/2900/18/RM</a>	<a href="#">30 dwellings</a>	<a href="#">Reserved matters</a>	<a href="#">27 July 2018</a>	=	<a href="#">19 December 2018</a>
<b>Total</b>	<b>30 dwellings</b>	=	=	=	=

**B.358-B.395.** The site has detailed planning permission for 30 dwellings, open space, children's play area and landscaping, which was approved in December 2018. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 30 dwellings had not been started. A Discharge of Conditions

application is being considered by the Council. It is unclear exactly when the development will be started and completed as the housebuilder (Matthew Homes) has not provided a completed questionnaire; however the Council understands via its s106 monitoring officer that the housebuilder anticipates that construction will start on site in October 2019.

~~B.359-B.396.~~ Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

~~B.360-B.397.~~ In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [30 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Matthew Homes), a Discharge of Conditions application is being considered by the Council, and the housebuilder anticipates that construction will start on site in October 2019. There is no evidence that the site will not be delivered within five years.

#### East of New Road, Melbourn \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2791/14/OL</a>	<a href="#">199 dwellings</a>	<a href="#">Outline</a>	<a href="#">28 November 2014</a>	=	<a href="#">8 August 2016</a>
<a href="#">S/2590/17/RM</a>	<a href="#">199 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">21 July 2017</a>	=	<a href="#">5 February 2018</a>
<a href="#">Total</a>	<a href="#">199 dwellings</a>	=	=	=	=

~~B.364-B.398.~~ The site has detailed planning permission for 199 dwellings and open spaces. At March 2019, 77 dwellings were under construction and 122 dwellings had not been started. The housebuilder (Hopkins Homes) anticipates that the development will be completed by March 2023 (see the Annex to this document, Section A2, questionnaire SC31).

~~B.362-B.399.~~ Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

~~B.363-B.400.~~ In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [199 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

#### Former CEMEX Works, Haslingfield Road, Barrington \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2365/14/OL</a>	<a href="#">220 dwellings</a>	<a href="#">Outline</a>	<a href="#">08 October 2014</a>	<a href="#">03 June 2015</a>	<a href="#">27 October 2016</a>
<a href="#">S/3485/18/RM</a>	<a href="#">220 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">10 September 2018</a>	=	=
<a href="#">S/1427/19/RM</a>	<a href="#">220 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">10 April 2019</a>	=	=
<b><a href="#">Total</a></b>	<b><a href="#">220 dwellings</a></b>	=	=	=	=

**B.364-B.401.** The site has outline planning permission for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units, open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxtan Station, and associated works, which was approved in October 2016. The site has full planning permission for the demolition of the former cement works and demolition is underway. A reserved matters planning application for 220 dwellings was submitted in September 2018, and Redrow Homes have lodged an appeal for non-determination. A duplicate reserved matters planning application for 220 dwellings was submitted in April 2019, and is being considered by the Council. Some Discharge of Conditions applications have been agreed by the Council. Further Discharge of Conditions applications are being considered by the Council, including those relating to the remediation of contaminated land on the site. It is unclear exactly when the development will be started and completed as the housebuilder (Redrow Homes) has not provided a completed questionnaire.

**B.365-B.402.** The Councils' typical assumptions would anticipate that the first dwellings would be under construction by October 2020, based on an average lead-in time of 18 months from the most recent reserved matters planning application being submitted to first dwellings being under construction. However, given that the conditions relating to the remediation of contaminated land have not yet been discharged and that no development can commence until the works specified in the remediation method statement have been completed, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period. It is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be four years later than predicted in the previously published housing trajectory.

**B.366-B.403.** In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site has outline planning permission, a detailed planning application has been submitted and is being considered by the Council, and the site is in the ownership of a housebuilder (Redrow Homes). The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

**Land off Mill Lane, Sawston \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1515/15/OL</a>	<a href="#">48 dwellings</a>	<a href="#">Outline</a>	<a href="#">15 September 2015</a>	<a href="#">04 November 2015</a>	<a href="#">08 March 2017</a>
<a href="#">S/2993/17/RM</a>	<a href="#">48 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">22 August 2017</a>	<a href="#">07 February 2018</a>	<a href="#">08 February 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">48 dwellings</a></b>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>

**B.367-B.404.** The site has detailed planning permission for 48 dwellings plus associated works, including landscaping and public open space. At March 2019, 5 dwellings had been completed, 35 dwellings were under construction and 8 dwellings had not been started. The housebuilder (Croudace Homes) anticipates that the development will be completed by February 2020, and has advised that the development is achievable and viable (see the Annex to this document, Section A2, questionnaire SC34). The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.368-B.405.** Completion of this development is anticipated to be one year earlier than predicted in the previously published housing trajectory.

**B.369-B.406.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [48 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**36 Oakington Road, Cottenham \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1952/15/OL</a>	<a href="#">50 dwellings</a>	<a href="#">Outline</a>	<a href="#">29 July 2015</a>	<a href="#">07 September 2016</a>	<a href="#">09 December 2016</a>
<a href="#">S/3615/17/RM</a>	<a href="#">50 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">24 October 2017</a>	<a href="#">=</a>	<a href="#">09 May 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">50 dwellings</a></b>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>

**B.370-B.407.** The site has detailed planning permission for the demolition of the existing barn and construction of 50 dwellings. At March 2019, 8 dwellings had been completed, 22 dwellings were under construction and 20 dwellings had not been started. The housebuilder (Bellway Homes) anticipates that the development will be completed by May 2020, and has advised that the development is achievable and viable (see the Annex to this document, Section A2, questionnaire SC35). The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.371-B.408.** Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.372-B.409.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [50 dwellings fall within part \(a\) of the definition of deliverable.](#) † This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land off Haden Way, Willingham \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2456/15/OL</a>	<a href="#">64 dwellings</a>	<a href="#">Outline</a>	<a href="#">04 December 2015</a>	<a href="#">03 August 2016</a>	<a href="#">10 January 2017</a>
<a href="#">S/4441/18/RM</a>	<a href="#">64 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">26 November 2018</a>	=	=
<b><a href="#">Total</a></b>	<b><a href="#">64 dwellings</a></b>	=	=	=	=

**B.373-B.410.** The site has outline planning permission for up to 64 dwellings. A detailed planning application for 64 dwellings and open space was submitted in November 2018, and is being considered by the Council. The agent (on behalf of Brampton Valley Homes) anticipates that development will start on site in October 2019, that the first housing completions will be in May 2020, and that the development will be completed by January 2022 (see the Annex to this document, Section A2, questionnaire SC37). The agent has also advised that the development is achievable and viable subject to detailed planning permission being secured. The agent has identified the discharge of conditions and delivering planning obligations as the constraints, market factors or cost factors that could delay delivery of the development.

**B.374-B.411.** The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the approval of the detailed planning application and the discharge of conditions. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2020, based on an average lead-in

time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2020-2022. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.375-B.412.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [64 dwellings fall within part \(b\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Brampton Valley Homes), a detailed planning application for the site is being considered by the Council, the agent anticipates that development will start on site in October 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ evidence that [housing completions will begin on the site](#) ~~will not be delivered~~ within five years.

**East of Spring Lane, Bassingbourn \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1745/16/OL</a>	<a href="#">30 dwellings</a>	<a href="#">Outline</a>	<a href="#">01 July 2016</a>	<a href="#">02 November 2016</a>	<a href="#">23 March 2017</a>
<a href="#">S/0905/19/RM</a>	<a href="#">30 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">06 March 2019</a>	=	=
<b>Total</b>	<b>30 dwellings</b>	=	=	=	=

**B.376-B.413.** The site has detailed planning permission for 30 dwellings, additional parking for Bassingbourn Surgery, and public open space, which was approved in July 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. The developer (Sanctuary Housing) anticipates that construction will start on site within 12 weeks from approval of a detailed planning permission (see the Annex to this document, Section A2, email SC38).

**B.377-B.414.** Delivery of this development is anticipated to be one later than predicted in the previously published housing trajectory.

**B.378-B.415.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [30 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a developer (Sanctuary Housing), and the developer has advised that construction can start within 12 weeks from approval of a detailed planning permission. There is no evidence that the site will not be delivered within five years.

**Rear of 7-37 Station Road, Foxton \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2148/16/OL</a>	22 dwellings	Outline	05 August 2016	07 December 2016	23 March 2017
<a href="#">S/2583/18/RM</a>	22 dwellings	Reserved Matters	06 July 2018	=	20 February 2019
<b>Total</b>	<b>22 dwellings</b>	=	=	=	=

**B.379-B.416.** The site has detailed planning permission for 22 dwellings, which was approved in February 2019. A condition on the outline planning permission requires that the development begins not later than 18 months from the date of approval of the last of the reserved matters. At March 2019, all 22 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. The housebuilder (Hill Residential) anticipates that development will start on site in June 2019, that the first housing completions will be in June 2020, and that the development will be completed by August 2020 (see the Annex to this document, Section A2, questionnaire SC39). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified securing access off Station Road as the constraints, market factors or cost factors that could delay delivery of the development.

**B.380-B.417.** Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.384-B.418.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [22 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the housebuilder has advised that development will start on site in June 2019. There is no evidence that the site will not be delivered within five years.

#### Land west of Mill Road, Over \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2870/15/OL</a>	53 dwellings	Outline	11 November 2015	=	18 January 2017
<a href="#">S/3683/17/RM</a>	53 dwellings	Reserved Matters	19 October 2017	=	18 June 2018

<b>Total</b>	<b>53 dwellings</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>
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**B-382-B.419.** The site has detailed planning permission for 53 dwellings and open space, which was approved in June 2018. At March 2019, all 53 dwellings had not been started. All pre-commencement Discharge of Conditions applications have been agreed by the Council, and a material start has been made on site to prevent the planning permission from lapsing. The developer (This Land) anticipates that development will start on site in 2019, that the first housing completions will be in 2020, and that the development will be completed by 2021 (see the Annex to this document, Section A2, questionnaire SC40). The developer has also advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B-383-B.420.** Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B-384-B.421.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [53 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a developer (This Land), a material start had been made on site to prevent the planning permission from lapsing, some Discharge of Conditions applications have been agreed, and the developer anticipates that the first housing completions will be in 2020. There is no evidence that the site will not be delivered within five years.

#### South of West Road, Gamlingay \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2367/16/OL</a>	<a href="#">29 dwellings</a>	<a href="#">Outline</a>	<a href="#">01 September 2016</a>	<a href="#">01 February 2017</a>	<a href="#">06 February 2016</a>
<a href="#">S/1338/15/OL</a>	<a href="#">29 dwellings</a>	<a href="#">Outline</a>	<a href="#">27 May 2015</a>	<a href="#">-</a>	<a href="#">05 May 2017</a>
<a href="#">S/3868/18/RM</a>	<a href="#">29 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">17 October 2018</a>	<a href="#">-</a>	<a href="#">-</a>
<b>Total</b>	<b>29 dwellings</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>

**B-385-B.422.** The site has outline planning permission for up to 29 dwellings. A reserved matters planning application for 29 dwellings with open space was submitted in October 2018, and is being considered by the Council. The housebuilder (Bushmead Homes) anticipates that development will start on site in November 2019, that the first housing completions will be in December 2020, and that the development will be completed by September 2021 (see the Annex to this document, Section A2, questionnaire SC41). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified securing detailed planning permission, market conditions, site preparation costs and discharge of conditions as

the constraints, market factors or cost factors that could delay delivery of the development.

**B.386-B.423.** Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.387-B.424.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [29 dwellings fall within part \(b\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Bushmead Homes), a detailed planning application for the site has been submitted and is being considered by the Council, and the housebuilder has advised that development will start on site in late 2019. There is [no clear](#) evidence that [housing completions will begin on the site will not be delivered](#) within five years.

**Land at 22 Linton Road, Balsham \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2830/15/OL</a>	<a href="#">36 dwellings</a>	<a href="#">Outline</a>	<a href="#">05 November 2015</a>	=	<a href="#">14 March 2017</a>
<a href="#">S/0255/17/OL</a>	<a href="#">36 dwellings</a>	<a href="#">Outline</a>	<a href="#">10 April 2017</a>	=	<a href="#">06 October 2017</a>
<a href="#">S/2729/18/RM</a>	<a href="#">36 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">17 July 2018</a>	=	<a href="#">08 November 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">36 dwellings</a></b>	=	=	=	=

**B.388-B.425.** The site has detailed planning permission for 36 dwellings, which was approved in November 2018. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 36 dwellings had not been started. The housebuilder (Matthew Homes) anticipates that development will start on site in June/July 2019, that the first housing completions will be in November 2019, and that the development will be completed by December 2020 (see the Annex to this document, Section A2, questionnaire SC42). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified market conditions and the discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development.

**B.389-B.426.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.390-B.427.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [36 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Matthew Homes), and the

housebuilder has advised that development will start on site in June/July 2019. There is no evidence that the site will not be delivered within five years.

**Monkfield Nutrition, High Street, Shingay-cum-Wendy \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2224/16/OL</a>	<a href="#">10 dwellings</a>	<a href="#">Outline</a>	<a href="#">23 August 2016</a>	<a href="#">11 January 2017</a>	<a href="#">24 May 2017</a>
<a href="#">S/1877/19/RM</a>	<a href="#">10 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">28 May 2019</a>	=	=
<b><a href="#">Total</a></b>	<b><a href="#">10 dwellings</a></b>	=	=	=	=

**B.391-B.428.** The site has outline planning permission for up to 10 dwellings. A reserved matters planning application for 10 dwellings and open space was submitted in May 2019, and is being considered by the Council. A Discharge of Conditions application has been agreed by the Council. The agent (on behalf of Patrick Ruddy Homes) anticipates that development will start on site in late 2019, that the first housing completions will be in 2020, and that the development will be completed in 2020 (see the Annex to this document, Section A2, questionnaire SC44). The agent has also advised that the development is achievable and viable. The agent has identified the discharge of conditions and delivering planning obligations as the constraints, market factors or cost factors that could delay delivery of the development.

**B.392-B.429.** The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the approval of a detailed planning application, which was only submitted in May 2019. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2020, based on an average lead-in time of 18 months from a reserved planning permission being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

**B.393-B.430.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [10 dwellings fall within part \(b\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has outline planning permission, a Discharge of Conditions application has been agreed by the Council, is in the ownership of a housebuilder (Patrick Ruddy Homes), the agent has advised that works can start on site later in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ evidence that [housing completions will begin on the site](#) ~~will not be delivered~~ within five years.

### 7 High Street, Balsham \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1959/16/FL</a>	33 dwellings	Full	14 July 2016	1 February 2017	24 February 2017
<b>Total</b>	<b>33 dwellings</b>	=	=	=	=

~~B.394-B.431.~~ The site has full planning permission for 33 dwellings following the demolition of all existing buildings. At March 2019, 21 dwellings had been completed and 12 dwellings were under construction. The housebuilder (Hill Residential) anticipates that the development will be completed by December 2019 (see the Annex to this document, Section A2, questionnaire SC45). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development. The housebuilder has also advised that there has been a delay of 6 months in the delivery of the site as a result of the time taken to respond to planning enforcement action taken in relation to traffic management.

~~B.395-B.432.~~ Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

~~B.396-B.433.~~ In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [33 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

### Hallmark Hotel, Bar Hill \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/0851/16/FL</a>	40 dwellings	Full	24 March 2016	=	5 June 2017
<b>Total</b>	<b>40 dwellings</b>	=	=	=	=

~~B.397-B.434.~~ The site has full planning permission for 40 dwellings and a childrens play area, which was approved in June 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. Some Discharge of Conditions applications have been agreed by the Council, and [a](#) further Discharge of

Conditions applications ~~are~~ is being considered by the Council. The site is now being taken forward by Sanctuary Housing and it is understood ~~that it is now proposed~~ that all the dwellings will be affordable. It is unclear exactly when the development will be started and completed as the developer (Sanctuary Housing) has not provided a completed questionnaire.

~~B.398~~ B.435. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by June 2018, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in June 2020. As the proposal is largely flats in blocks, it is likely that the housing completions will all be within one year. The Council anticipates that this site will be completed in 2021-2022. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

~~B.399~~ B.436. The developer still has seven months to make a material start on site so that the planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 40 dwellings fall with part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, some Discharge of Conditions applications have been agreed, the site is in the ownership of a developer (Sanctuary Housing), the developer has until June 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

#### Land off Rampton Road, Cottenham \* (see Table SC6)

<u>Planning Permission</u>	<u>Number of Dwellings (net)</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/2413/17/OL</u>	<u>199</u>	<u>Outline</u>	<u>10 July 2017</u>	=	<u>9 August 2017</u>
<u>S/2549/19/RM</u>	<u>199</u>	<u>Reserved Matters</u>	<u>24 July 2019</u>	=	=
<u>S/2679/19/RM</u>	<u>199</u>	<u>Reserved Matters</u>	<u>31 July 2019</u>	=	=
<b>Total</b>	<b>199 dwellings</b>				

B.437. The site has outline planning permission for erection of up to 200 dwellings and up to 70 apartments with care (use class C2), demolition of 117 Rampton Road, informal public open space and children's play area, and surface water flood mitigation and attenuation, which was approved in August 2017. Duplicate reserved matters planning applications for 200 dwellings following the demolition of 117 Rampton

Road, informal public open space and children's play area, and surface water flood mitigation and attenuation, were submitted in July 2019 by Redrow Homes, and are being considered by the Council. It is anticipated that these reserved matters planning applications will be recommended for approval by the end of 2019.~~The developer (Gladman Developments) has advised that it is anticipated that a detailed planning application will be submitted in Spring / Summer 2019.~~

**B.400-B.438.** The developer (Gladman Developments) anticipates that development will start on site in 2020-2021, that the first housing completions will be in the same year, and that the development will be completed in 2025-2026 (see the Annex to this document, Section A2, questionnaire SC47 received in March 2019). The developer has advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development. ~~The developer has also~~ Gladman Developments advised that there ~~has~~ been a delay in the delivery of the development due to an aborted sale to a developer.

**B.401-B.439.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.402-B.440.** In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 199 (net) dwellings fall within part (b) of the definition of deliverable. ~~†~~ This site is therefore considered deliverable and developable as the site has outline planning permission, is in the ownership of a ~~developer-housebuilder~~ (Gladman Developments/Redrow Homes), duplicate detailed planning applications for 200 dwellings following demolition of the existing dwelling ~~have been submitted by Redrow Homes and~~ are being considered by the Council and it is anticipated that they will be recommended for approval by the end of 2019, and the developer has advised that works can start on site in 2020-2021. There is ~~no~~ clear evidence that housing completions will ~~not~~ begin on site within five years.

**Land east of Highfields Road, Caldecote \* (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/2510/15/OL</u>	<u>140 dwellings</u>	<u>Outline</u>	<u>28 September 2015</u>	=	<u>5 July 2017</u>
<u>S/4619/18/RM</u>	<u>66 dwellings</u>	<u>Reserved matters</u>	<u>6 December 2018</u>	=	=
<b><u>Total</u></b>	<b><u>66 dwellings</u></b>	=	=	=	=

**B.403-B.441.** The site has outline planning permission for up to 140 dwellings, informal public open space and children's play area, community orchard and allotments, and surface water flood mitigation and attenuation. A condition on the planning permission allows the developer two years for the submission of reserved matters

planning application(s); therefore all reserved matters planning applications would need to be submitted by July 2019. A reserved matters planning application for 66 dwellings on phase 1 was submitted in December 2018, and is being considered by the Council. A Discharge of Conditions application is being considered by the Council. The housebuilder (Linden Homes) anticipates that development will start on site in May 2019 (if detailed planning permission is approved in April 2019), that the first housing completions will be in October 2019, and that the development will be completed by March 2022 (see the Annex to this document, Section A2, questionnaire SC48). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified obtaining highways access approvals and discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development. The housebuilder has advised that market conditions are dictating slower delivery rates than previously assumed.

**B.404-B.442.** The Council has taken a more conservative approach to delivery on this site than proposed by the developer, and assumed that the first completions will be later to allow for the approval of the phase 1 detailed planning application, and that only 66 dwellings will be delivered on this site as a reserved matters planning application(s) for the remainder of the development was not submitted by July 2019 as required by the condition on the outline planning permission. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by June 2020, based on an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council anticipates that the site will be completed in 2020-2022. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.405-B.443.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) phase 1 (66 dwellings) [falls within part \(b\) of the definition of deliverable](#). ~~of this site is~~ [therefore](#) considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Linden Homes), a detailed planning application for phase 1 of the development has been submitted and is being considered by the Council, a Discharge of Conditions application is being considered by the Council, the housebuilder has advised that development will start on site within a month of securing detailed planning permission, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ [evidence that housing completions will begin on the site will not be delivered](#) within five years.

**Land at Hurdleditch Road, Orwell \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/3190/15/OL</a>	<a href="#">49 dwellings</a>	<a href="#">Outline</a>	<a href="#">17 December 2015</a>	=	<a href="#">15 June 2017</a>

<a href="#">S/3870/18/RM</a>	<a href="#">49 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">10 October 2018</a>	=	<a href="#">8 February 2019</a>
<b>Total</b>	<b><a href="#">49 dwellings</a></b>	=	=	=	=

**B.406-B.444.** The site has detailed planning permission for 49 dwellings and open space, which was approved in February 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. At March 2019, all 49 dwellings had not been started. The housebuilder (Croudace Homes) anticipates that development will start on site in April 2019, that the first housing completions will be in February 2020, and that the development will be completed by February 2021 (see the Annex to this document, Section A2, questionnaire SC49). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.407-B.445.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.408-B.446.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [49 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Croudace Homes), some Discharge of Conditions applications have been agreed and further Discharge of Conditions applications are being considered by the Council, and the housebuilder has advised that development will start on site in April 2019. There is no evidence that the site will not be delivered within five years.

#### Land rear of 130 Middlewatch, Swavesey \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1605/16/OL</a>	<a href="#">69 dwellings</a>	<a href="#">Outline</a>	<a href="#">17 June 2016</a>	=	<a href="#">26 July 2017</a>
<a href="#">S/1896/19/RM</a>	<a href="#">69 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">28 May 2019</a>	=	=
<b>Total</b>	<b><a href="#">69 dwellings</a></b>	=	=	=	=

**B.447.** The site has outline planning permission for [the demolition of an existing dwelling and erection of](#) up to 70 dwellings, public open space, and children's play area. A reserved matters planning application for [the demolition of an existing dwelling and erection of up to](#) 70 dwellings, public open space, and children's play area was

submitted in May 2019, and is being considered by the Council. [It is anticipated that this reserved matters planning application will be recommended for approval by the end of 2019.](#)

~~B.409~~[B.448.](#) The housebuilder (Bushmead Homes) ~~anticipates~~[anticipated in March 2019](#) that development ~~will-would~~ start on site in October 2019, that the first housing completions ~~will-would~~ be in October 2020, and that the development ~~will-would~~ be completed by October 2021 (see the Annex to this document, Section A2, questionnaire SC50). The housebuilder has identified securing detailed planning permission, market conditions, site preparation costs and the discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development.

~~B.410~~[B.449.](#) The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for the approval of a detailed planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2020, based on an average lead-in time of 18 months from a reserved matters application being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

~~B.411~~[B.450.](#) In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [69 dwellings fall within part \(b\) of the definition of deliverable.](#) This site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Bushmead Homes), a [detailed reserved matters](#) planning application for the development ~~has been submitted and~~ is being considered by the Council [and it is anticipated that it will be recommended for approval by the end of 2019](#), the housebuilder has advised that works can start on site in October 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ evidence that [housing completions will begin on](#) the site ~~will not be delivered~~ within five years.

#### West of Cemetery, The Causeway, Bassingbourn \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1566/16/OL</a>	<a href="#">26 dwellings</a>	<a href="#">Outline</a>	<a href="#">10 June 2016</a>	-	<a href="#">9 June 2017</a>
<a href="#">S/4468/17/RM</a>	<a href="#">26 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">21 December 2017</a>	-	<a href="#">12 July 2018</a>
<b>Total</b>	<b>26 dwellings</b>	-	-	-	-

~~B.412~~[B.451.](#) The site has detailed planning permission for 26 dwellings, parking and landscaping. At March 2019, 7 dwellings had been completed, 6 dwellings were

under construction and 13 dwellings had not been started. The housebuilder (CALA Homes) anticipates that development will be completed by December 2019 (see the Annex to this document, Section A2, questionnaire SC51). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.413-B.452.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.414-B.453.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [26 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land south of 1b Over Road, Willingham \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2921/15/OL</a>	<a href="#">26 dwellings</a>	<a href="#">Outline</a>	<a href="#">17 December 2015</a>	<a href="#">02 August 2017</a>	<a href="#">21 August 2017</a>
<b><a href="#">Total</a></b>	<b><a href="#">26 dwellings</a></b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>

**B.415-B.454.** The site has outline planning permission for erection of 26 dwellings, which was approved in August 2017. 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 be submitted by August 2020. A Discharge of Conditions application has been agreed. It is unclear exactly when the development will be started and completed as the landowner (Mr Wynn) has not provided a completed questionnaire; however the landowner has advised that the site is in the process of being sold.

**B.416-B.455.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2019, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before August 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings

being under construction. The Council anticipates that that this site will be completed in 2022-2023.

**B.417-B.456.** Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

**B.418-B.457.** The landowner or developer still has nine months to submit a new reserved matters planning application so that the outline planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 26 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the landowner has advised that he is currently in the process of selling the site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ evidence that housing completions will begin on the site will not be delivered within five years.

**Land north and south of Bartlow Road, Linton \* (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/1963/15/OL</u>	<u>55 dwellings</u>	<u>Outline</u>	<u>11 August 2015</u>	<u>02 August 2017</u>	<u>01 September 2017</u>
<u>S/2073/19/OL</u>	<u>55 dwellings</u>	<u>Outline</u>	<u>13 June 2019</u>	=	=
<u>S/2501/19/RM</u>	<u>55 dwellings</u>	<u>Reserved Matters</u>	<u>22 July 2019</u>	=	=
<b>Total</b>	<b>55 dwellings</b>	=	=	=	=

**B.419-B.458.** The site has outline planning permission for up to 55 dwellings with a landscape buffer, which was approved in September 2017. A reserved matters planning application for 55 dwellings was refused in May 2019 due to the proposed design of the development, and an appeal has been lodged. An alternative outline planning application for up to 55 dwellings with a landscape buffer was submitted in June 2019, and is being considered by the Council. An alternative reserved matters planning application for 55 dwellings was submitted in July 2019, ~~and is being considered by the Council~~ and will be considered by the Council's planning committee in November 2019 – it has been recommended for approval. The developer (Abbey Developments) ~~anticipates~~ anticipated in March 2019 that development ~~will~~ would start on site in 2019, that the first housing completions ~~will~~ would be in 2020, and that the development ~~will~~ would be completed in 2021 (see the Annex to this document, Section A2, questionnaire SC53). The developer has advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.420-B.459.** The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for the submission and approval of a detailed planning application. The

Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2022, based on an average lead-in time of 3.5 years from an outline planning application being submitted to first dwellings being under construction. Delivery of this development is anticipated to be three years later than that predicted in the previously published housing trajectory.

**B.421-B.460.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [55 dwellings fall into part \(b\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has outline planning permission, an alternative outline planning application has been submitted and is being considered by the Council, is in the ownership of a developer (Abbey Developments), the developer has advised that development will start on site in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is [no clear](#) evidence that [housing completions will begin on the site will not be delivered](#) within five years.

**South of Thompsons Meadow, Trap Road, Guilden Morden \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/3077/16/OL</a>	<a href="#">16 dwellings</a>	<a href="#">Outline</a>	<a href="#">16 November 2016</a>	<a href="#">02 August 2017</a>	<a href="#">24 October 2017</a>
<b><a href="#">Total</a></b>	<b><a href="#">16 dwellings</a></b>				

**B.422-B.461.** The site has outline planning permission for up to 16 dwellings, which was approved in October 2017. 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 be submitted by October 2020. It is unclear exactly when the development will be started and completed as the landowner (Guilden Morden Executive Homes) has not provided a completed questionnaire.

**B.423-B.462.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by October 2019, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before October 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings

being under construction. The Council anticipates that that this site will be completed in 2022-2023.

**B.424-B.463.** Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

**B.425-B.464.** The developer still has eleven months to submit a new reserved matters planning application so that the outline planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 16 dwellings fall within part (b) of the definition of deliverable. ~~T~~This site is considered deliverable as the site has outline planning permission and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ evidence that housing completions will begin on the site will not be delivered within five years.

**West of Grace Crescent, Hardwick \* (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/1694/16/OL</u>	<u>98 dwellings</u>	<u>Outline</u>	<u>04 July 2016</u>	<u>02 August 2017</u>	<u>18 October 2017</u>
<u>S/4551/17/RM</u>	<u>98 dwellings</u>	<u>Reserved Matters</u>	<u>27 December 2017</u>	=	<u>11 May 2018</u>
<b><u>Total</u></b>	<b><u>98 dwellings</u></b>				

**B.426-B.465.** The site has detailed planning permission for 98 dwellings. At March 2019, 9 dwellings had been completed, 44 dwellings were under construction, and 45 dwellings had not been started. The housebuilder (Hill Residential) anticipates that the development will be completed by August 2021 (see the Annex to this document, Section A2, questionnaire SC55). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.427-B.466.** Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.428-B.467.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 98 dwellings fall within part (a) of the definition of deliverable. ~~T~~his site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Rear of 18-28 Highfields Road, Highfields Caldecote \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2047/16/FL</a>	<a href="#">71 dwellings</a>	<a href="#">Full</a>	<a href="#">08 August 2016</a>	<a href="#">02 August 2017</a>	<a href="#">14 September 2016</a>
<b>Total</b>	<b><a href="#">71 dwellings</a></b>				

**B.429-B.468.** The site has full planning permission for 71 dwellings, open space, and a car park for school/community use. At March 2019, 19 dwellings had been completed, 27 dwellings were under construction, and 25 dwellings had not been started. The housebuilder (CALA Homes) anticipates that the development will be completed by December 2019 (see the Annex to this document, Section A2, questionnaire SC56). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.430-B.469.** Completion of this development is anticipated to be one year earlier than predicted in the previously published housing trajectory.

**B.431-B.470.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [71 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land at Teversham Road, Fulbourn \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/0202/17/OL</a>	<a href="#">110 dwellings</a>	<a href="#">Outline</a>	<a href="#">23 January 2017</a>	<a href="#">09 August 2017</a>	<a href="#">26 October 2017</a>
<a href="#">S/3290/19/RM</a>	<a href="#">110 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">20 September 2019</a>	=	=
<b>Total</b>	<b><a href="#">110 dwellings</a></b>				

**B.432-B.471.** The site has outline planning permission for up to 110 dwellings with public open space, which was approved in October 2017. [A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application\(s\); therefore a reserved matters planning application would need](#)

~~to be submitted by October 2019. Pre-application discussions are in progress relating to the reserved matters planning application for the site so that a reserved matters planning application can be submitted by October 2019 as required by the condition on the outline planning permission. A reserved matters planning application for up to 110 dwellings with public open space was submitted in September 2019, and is being considered by the Council. It is anticipated that this reserved matters planning application will be recommended for approval in early 2020.~~

~~B.433-B.472.~~ The agent on behalf of the landowner (Castlefield International Ltd) ~~advised in March 2019 has advised that it is anticipated that a detailed planning application will be submitted in Summer 2019. The agent anticipates~~ that development ~~will/would~~ start on site in 2019-2020, that the first housing completions ~~will/would~~ be in 2020-2021, and that the development ~~will/would~~ be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire SC57). The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development; however the agent has advised that there has been a delay in the delivery of the development due to market conditions, Brexit and agreeing the design of the development.

~~B.434-B.473.~~ The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for the ~~submission and~~ approval of ~~a detailed~~ the reserved matters planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by early March 2021 ~~(if a reserved matters application is submitted in Summer 2019 as anticipated by the agent)~~, based on an average lead-in time of 18 months from a reserved matters application being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2024. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

~~B.435-B.474.~~ In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 110 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, ~~pre-application discussions are in progress relating to the reserved matters planning application for the site~~ a reserved matters planning application is being considered by the Council, ~~the agent has advised that a detailed planning application will be submitted in Summer 2019,~~ the agent has advised that works can start on site in 2019-2020, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ evidence that housing completions will begin on the site ~~will not be delivered~~ within five years.

**Land off Bartlow Road, Castle Camps \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/0415/17/OL</a>	<a href="#">10 dwellings</a>	<a href="#">Outline</a>	<a href="#">08 February 2017</a>	<a href="#">02 August 2017</a>	<a href="#">16 November 2017</a>
<a href="#">S/4299/17/RM</a>	<a href="#">10 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">06 December 2017</a>	-	<a href="#">18 April 2018</a>
<b>Total</b>	<b>10 dwellings</b>				

**B.436-B.475.** The site has detailed planning permission for 10 dwellings, which was approved in April 2018. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 10 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council. The housebuilder (Arbora Homes) anticipates that development will start on site in late 2019, that the first housing completions will be in Summer 2020, and that the development will be completed in late 2020 (see the Annex to this document, Section A2, questionnaire SC58). The housebuilder has also advised that there is uncertainty regarding the viability of the site. The housebuilder has identified market conditions and the planning obligation for 40% affordable housing as the constraints, market factors or cost factors that could delay delivery of the development.

**B.437-B.476.** Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.438-B.477.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [10 dwellings fall within part \(a\) of the definition of deliverable.](#) † This site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Arbora Homes), some Discharge of Conditions applications have been agreed by the Council, and the housebuilder has advised that development will start on site in late 2019. There is no evidence that the site will not be delivered within five years.

#### Land south and east of 77 Station Road, Willingham (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1428/17/FL</a>	<a href="#">22 dwellings</a>	<a href="#">Full</a>	<a href="#">03 May 2017</a>	-	<a href="#">23 February 2018</a>
<b>Total</b>	<b>22 dwellings</b>				

**B.439-B.478.** The site has full planning permission for 22 affordable dwellings, and is an affordable housing exception site. At March 2019, all 22 dwellings were under construction. The developer (Lindum Group) anticipates that the development will be

completed in 2019 (see the Annex to this document, Section A2, questionnaire SC59). The developer has advised that the development is achievable and viable as it is currently being delivered. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.440-B.479.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [22 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Lion Works, Station Road West, Whittlesford Bridge \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/0746/15/OL</a>	<a href="#">59 dwellings</a>	<a href="#">Outline</a>	<a href="#">26 May 2015</a>	<a href="#">02 August 2017</a>	<a href="#">14 August 2018</a>
<b>Total</b>	<b>59 dwellings</b>	=	=	=	=

**B.441-B.480.** The site has outline planning permission for residential development (erection of 60 dwellings and the demolition of an existing dwelling to provide access), which was approved in August 2018. 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 be submitted by August 2021. It is unclear exactly when the development will be started and completed as the developer (Rivertree Developments Ltd) has not provided a completed questionnaire.

**B.442-B.481.** There are issues to be resolved relating to the development of this site and therefore the Council has taken a conservative approach by making no allowance for housing on this site in the housing trajectory.

**B.443-B.482.** In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.

**South of 279 St Neots Road, Hardwick \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/3064/16/OL</a>	<a href="#">153 dwellings</a>	<a href="#">Outline</a>	<a href="#">29 November 2016</a>	<a href="#">02 August 2017</a>	<a href="#">14 August 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">153 dwellings</a></b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>

**B.444-B.483.** [The site has outline planning permission for residential development of up to 155 dwellings following demolition of two existing dwellings, with areas of landscaping and public open space, which was approved in August 2018. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application\(s\); therefore a reserved matters planning application would need to be submitted by August 2020. The agent \(on behalf of Clarion Housing Group\) has advised that a detailed planning application for 155 dwellings following the demolition of two existing dwellings was submitted to the Council; however it was withdrawn in March 2019 to enable the developer to consider the objections raised \(see the Annex to this document, Section A2, email SC61 received in May 2019\). At that time, the agent has advised that Clarion Housing Group is keen to deliver the development, and a revised detailed planning application is being prepared.](#)

**B.445-B.484.** [The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a revised reserved matters application will need to be submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before August 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2022-2025.](#)

**B.446-B.485.** [Delivery of this development is anticipated to be three years later than predicted in the previously published housing trajectory.](#)

**B.447-B.486.** [The developer still has nine months to submit a new reserved matters planning application so that the outline planning permission will not lapse. In accordance with the definitions of deliverable and developable in the glossary of the NPPF \(published in February 2019\) 153 dwellings \(net\) fall within part \(b\) of the definition of deliverable. This site is therefore considered deliverable and developable as the site has outline planning permission, is in the ownership of a developer \(Clarion Housing Group\), the agent has advised that a revised detailed](#)

planning application is being prepared, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no~~clear evidence that housing completions will ~~not~~ begin on site within five years.

#### Land at Oakington Road, Cottenham \* (see Table SC6)

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/1606/16/OL</u>	<u>121 dwellings</u>	<u>Outline</u>	<u>20 June 2016</u>	<u>9 August 2017</u>	<u>14 December 2017</u>
<u>S/2281/18/RM</u>	<u>121 dwellings</u>	<u>Reserved matters</u>	<u>13 June 2018</u>	<u>16 January 2019</u>	<u>25 January 2019</u>
<u>Total</u>	<u>121 dwellings</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>

~~B.448~~B.487. The site has detailed planning permission for 121 dwellings and open space, which was approved in January 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 121 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council. The housebuilder (Persimmon Homes) anticipates that development will start on site in June 2019, that the first housing completions will be late 2019, and that the development will be completed in late 2022 (see the Annex to this document, Section A2, questionnaire SC62). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified the discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development.

~~B.449~~B.488. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

~~B.450~~B.489. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 121 dwellings fall within part (a) of the definition of deliverable. ~~T~~his site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Persimmon Homes), some Discharge of Conditions applications have been agreed by the Council, and the housebuilder has advised that development will start on site in June 2019. There is no evidence that the site will not be delivered within five years.

#### Rear of 79 High Street, Meldreth \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1124/17/OL</a>	<a href="#">18 dwellings</a>	<a href="#">Outline</a>	<a href="#">24 March 2017</a>	<a href="#">09 August 2017</a>	<a href="#">2 February 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">18 dwellings</a></b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**B.451-B.490.** The site has outline planning permission for 18 dwellings, which was approved in February 2018. A condition on the planning permission allows the housebuilder two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by February 2020. It is unclear exactly when the development will be started and completed as the landowner (Michael Collins) has not provided a completed questionnaire.

**B.452-B.491.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by February 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before February 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that the site will be completed 2021-2022.

**B.453-B.492.** Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

**B.454-B.493.** [The developer still has three months to submit a reserved matters planning application so that the outline planning permission will not lapse.](#) In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**Land off Gibson Close, Waterbeach \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2177/16/FL</a>	<a href="#">20 dwellings</a>	<a href="#">Full</a>	<a href="#">18 August 2016</a>	<a href="#">9 August 2017</a>	<a href="#">6 April 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">20 dwellings</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>

**B.455-B.494.** The site has full planning permission for 20 dwellings and a play area. At March 2019, all 20 dwellings were under construction. The developer (Enterprise Property Group) anticipates that development will be completed in 2019-2020 (see the Annex to this document, Section A2, questionnaire SC64). The developer has also advised that the development is achievable and viable, subject to viability calculations. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.456-B.495.** Delivery of this development is anticipated to be the same as predicted in the previously published housing trajectory.

**B.457-B.496.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [20 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

#### Land at Belsar Farm, Willingham \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/3145/16/FL</a>	<a href="#">25 dwellings</a>	<a href="#">Full</a>	<a href="#">18 November 2016</a>	<a href="#">6 September 2017</a>	<a href="#">24 April 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">25 dwellings</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>	<b><a href="#">-</a></b>

**B.458-B.497.** The site has full planning permission for 25 dwellings and open space, which was approved in April 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 25 dwellings had not been started. The developer (This Land) anticipates that development will start on site in 2019, that the first housing completions will be 2020, and that the development will be completed in 2021 (see the Annex to this document, Section A2, questionnaire SC65). The developer has also advised that the development is achievable and viable, subject to viability calculations. The developer has identified contamination, viability and the planning obligation for 40% affordable

dwellings on the site as the constraints, market factors or cost factors that could delay delivery of the development.

**B.459-B.498.** The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for Discharge of Conditions applications to be submitted and agreed. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2019, based on an average lead-in time of a year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in April 2021. The Council anticipates that this site will be completed in 2021-2022. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

**B.460-B.499.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [25 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a developer (This Land), the developer has advised that development will start on site in 2019, the developer has until April 2021 to begin development on site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**Land adjacent Longstanton Road, Over \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Number of Dwellings (net)</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2383/17/FL</a>	<a href="#">26 dwellings</a>	<a href="#">Full</a>	<a href="#">14 July 2017</a>	<a href="#">04 October 2017</a>	<a href="#">25 January 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">26 dwellings</a></b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>

**B.500.** The site has full planning permission for 26 dwellings and landscaping, which was approved in January 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 26 dwellings had not been started. A Variation of Conditions application seeking to make layout and design changes [is being considered by the Council](#) [has been recommended for approval, and it is anticipated that the decision notice will be issued by the end of 2019, and a Discharge of Conditions application is being considered by the Council.](#)

B.501. The housebuilder (Bushmead Homes) ~~anticipates~~ anticipated in March 2019 that development ~~will-would~~ start on site in November 2019, that the first housing completions ~~will-would~~ be November 2020, and that the development ~~will-would~~ be completed by July 2021 (see the Annex to this document, Section A2, questionnaire SC66). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified market conditions, archaeological investigations, delivery of surface water and drainage infrastructure and discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development.

~~B.461.~~B.502. As it is now unlikely that development will start on site in November 2019, the Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by January 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in January 2021. The Council anticipates that this site will be completed in 2021-2023.

~~B.462.~~B.503. Delivery of this development is anticipated to be ~~one~~ two years later than predicted in the previously published housing trajectory.

~~B.463.~~B.504. The developer still has fourteen months to make a material start on site so that the planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 26 dwellings fall within part (a) of the definition of deliverable. † This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Bushmead Homes), and the developer has advised that development will start on site in November 2019. There is no evidence that the site will not be delivered within five years.

#### Land at Meldreth Road, Shepreth \* (see Table SC6)

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/3052/16/FL</u>	<u>25 dwellings</u>	<u>Full</u>	<u>15 November 2016</u>	<u>1 November 2017</u>	<u>30 August 2018</u>
<u>Total</u>	<u>25 dwellings</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>

~~B.464.~~B.505. The site has full planning permission for 25 dwellings and landscaping, which was approved in August 2018. A condition on the planning permission requires that the development begins within two years from the date of the permission. At March 2019, all 25 dwellings had not been started. Discharge of Conditions applications are being considered by the Council. It is unclear exactly when the development will be

started and completed as the developer (This Land) has not provided a completed questionnaire.

**B.465-B.506.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, at March 2019 no construction had started on site. The Council has taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in August 2020. The Council anticipates that this site will be completed in 2021-2022. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

**B.466-B.507.** The developer still has nine months to make a material start on site so that the planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 25 dwellings fall within part (a) of the definition of deliverable. †This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a developer (This Land), the developer has until August 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

#### **Plumbs Dairy, 107 High Street, Balsham (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/0460/17/FL</u>	<u>15 dwellings</u>	<u>Full</u>	<u>22 February 2017</u>	<u>01 November 2017</u>	<u>29 March 2018</u>
<b>Total</b>	<b>15 dwellings</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>

**B.467-B.508.** The site has full planning permission for the demolition of the existing dairy buildings and erection of 15 new dwellings. At March 2019, 6 dwellings were under construction and 9 dwellings had not been started. It is unclear exactly when the development will be completed as the landowner (Plumbs Property) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

**B.468-B.509.** Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.469-B.510.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 15 dwellings fall within part (a) of the definition of deliverable. †This site is therefore considered deliverable as the site has detailed

planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land off Grafton Drive, Caldecote \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2764/16/OL</a>	<a href="#">58 dwellings</a>	<a href="#">Outline</a>	<a href="#">19 October 2016</a>	=	<a href="#">20 December 2017</a>
<b><a href="#">Total</a></b>	<b><a href="#">58 dwellings</a></b>	=	=	=	=

**B.470-B.511.** The site has outline planning permission for up to 58 dwellings with public open space, which was approved in December 2017. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by December 2019. [Positive pre-application discussions are have taken place in progress with a developer and prospective purchaser. A reserved matters planning application for 58 dwellings was received in September 2019 and is in the process of being validated. It is anticipated that this reserved matters planning application will be determined in early 2020.](#)

**B.471-B.512.** The landowners (Welbeck Strategic Land, Mr Fletcher and Mrs Fletcher) [have advised in March 2019 that they are were currently in discussions with a housebuilder regarding the sale of the site. The landowners anticipated that development will would start on site in mid / late 2020, that the first housing completions will would be in mid / late 2021, and that the development will would be completed two years after starting on site \(see the Annex to this document, Section A2, questionnaire SC69\). The landowners have advised that the development is achievable and viable. The landowners have not identified any constraints, market factors or cost factors that could delay delivery of the development.](#)

**B.472-B.513.** The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowners to allow for the sale of the site to be completed and the submission and approval of a detailed planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2019, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before December 2019 as required by the planning condition, and has used the

typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2022-2024.

~~B.473~~B.514. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [58 dwellings fall within part \(b\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has outline planning permission, ~~the landowners have advised that they are currently in discussions with a housebuilder regarding the sale of the site~~ [a reserved matters planning application for 58 dwellings was received in September 2019 and is in the process of being validated,](#) and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ evidence that [housing completions will begin on](#)the site ~~will not be delivered~~ within five years.

### 65 Pettitts Lane, Dry Drayton \* (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/4554/17/OL</a>	<a href="#">10 dwellings</a>	<a href="#">Outline</a>	<a href="#">22 December 2017</a>	-	<a href="#">23 March 2018</a>
<a href="#">S/3447/18/RM</a>	<a href="#">10 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">05 October 2018</a>	-	<a href="#">15 February 2019</a>
<a href="#">Total</a>	<a href="#">10 dwellings</a>	-	-	-	-

~~B.474~~B.515. The site has detailed planning permission for 10 dwellings, which was approved in February 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 10 dwellings had not been started. A Discharge of Conditions application has been agreed by the Council. It is unclear exactly when the development will be started and completed as the developer (Dyason Developments Ltd) has not provided a completed questionnaire.

~~B.475~~B.516. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by February 2020, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. The Council anticipates that this site will be completed in 2020-2021.

~~B.476~~B.517. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [10 dwellings fall within part \(a\) of the definition of deliverable.](#) This site is [therefore](#) considered deliverable as the site has detailed planning permission, the developer has until April 2021 to begin development on the site, is in the ownership of a developer (Dyason Developments Ltd), and a Discharge

of Conditions application has been agreed by the Council. There is no evidence that the site will not be delivered within five years.

**Horseheath Road, Linton \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2553/16/OL</a>	<a href="#">42 dwellings</a>	<a href="#">Outline</a>	<a href="#">29 August 2016</a>	-	<a href="#">14 March 2018</a>
<a href="#">S/3405/17/OL</a>	<a href="#">42 dwellings</a>	<a href="#">Outline</a>	<a href="#">11 October 2017</a>	-	-
<a href="#">Total</a>	<a href="#">42 dwellings</a>				

**B.518.** The site has outline planning permission for no more than 42 dwellings and allotments, which was approved in March 2018. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by March 2020. An alternative outline planning application for up to 42 dwellings and allotments, and open space was submitted in October 2017, and is being considered by the Council. [Pre-application discussions have been undertaken with a housebuilder, and it is anticipated that a reserved matters planning application will be submitted in December 2019.](#)

**B.477-B.519.** The agent on behalf of the landowner (Ely Diocesan Board of Finance) ~~has~~ advised [in March 2019](#) that the site ~~will-would~~ shortly be transferred to a developer and ~~that it was~~ anticipated that a detailed planning application ~~will-would~~ be submitted in 2019. The agent anticipated~~s~~ that development ~~will-would~~ start on site in 2019, that the first housing completions ~~will-would~~ be in 2020, and that the development ~~will-would~~ be completed in 2021 (see the Annex to this document, Section A2, questionnaire SC71). The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.478-B.520.** The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the transfer of the site to a developer to be completed and the submission and approval of a detailed planning application(s). The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by March 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on

this site and assumed that the submission of the reserved matters planning application will be just before March 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023.

~~B.479-B.521.~~ In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 42 dwellings fall within part (b) of the definition of deliverable, this site is considered deliverable as the site has outline planning permission, the landowner ~~has~~ advised that the site ~~will shortly be transferred~~was being transferred to a developer, the agent anticipates that development will start on site in 2019, pre-application discussions have been undertaken with a housebuilder and it is anticipated that a reserved matters planning application will be submitted in December 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is ~~no clear~~ evidence that housing completions will begin on the site ~~will not be delivered~~ within five years.

**Land off Fen End, Over \* (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/2577/17/FL</u>	<u>20 dwellings</u>	<u>Full</u>	<u>31 July 2017</u>	<u>=</u>	<u>1 March 2018</u>
<u>Total</u>	<u>20 dwellings</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>

~~B.480-B.522.~~ The site has full planning permission for 20 dwellings and open space following demolition of the existing buildings on site, which was approved in March 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. A Discharge of Conditions application is being considered by the Council. At March 2019, all 20 dwellings had not been started. It is unclear exactly when the development will be started and completed as the developer (Granary Developments) has not provided a completed questionnaire; however the developer has advised in May 2019 that archaeology needs to be undertaken and that amendments to the planning application are being sought, and therefore it is unlikely any dwellings will be completed this year (see the Annex to this document, Section A2, email SC72).

~~B.481-B.523.~~ The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by March 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning

permission expires in March 2021. The Council anticipates that this site will be completed in 2021-2022.

**B.482-B.524.** The developer still has sixteen months to make a material start on site so that the planning permission will not lapse. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 20 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a developer (Granary Developments), a Discharge of Conditions application is being considered by the Council, the developer has until March 2021 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**Land between 66-68 Common Lane, Sawston \* (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/2286/16/OL</u>	<u>10 dwellings</u>	<u>Outline</u>	<u>2 September 2016</u>	=	<u>16 March 2018</u>
<u>S/4787/18/RM</u>	<u>10 dwellings</u>	<u>Reserved Matters</u>	<u>18 December 2018</u>	=	<u>24 September 2019</u>
<u>Total</u>	<u>10 dwellings</u>	=	=	=	=

**B.483-B.525.** The site has outline-detailed planning permission for up to 10 dwellings and landscaping. A detailed planning application for 10 dwellings was submitted in December 2018, and is being considered by the Council. It is unclear exactly when the development will be started and completed as the developer (Carlton Homes) has not provided a completed questionnaire; however the agent has advised that it is anticipated that the development will be delivered in 2020 to mid 2021 (see the Annex to this document, Section A2, email SC73).

**B.484-B.526.** The agents anticipated delivery timetable is generally consistent with the Councils' typical assumptions, which anticipate that there is an average lead-in time of 18 months a year from a reserved matters planning application being submitted approved to first dwellings being under construction. The Council anticipates this site will be completed in 2021-2022.

**B.485-B.527.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 10 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has outline detailed planning permission, is in the ownership of a developer (Carlton Homes), a detailed planning application has been submitted and is being considered by the Council, the agent anticipates that the development will be delivered in 2020 to mid 2021, and the Councils' typical assumptions anticipate that the first dwellings will be

under construction within five years. There is no evidence that the site will not be delivered within five years.

**Land south of Fen Drayton Road, Swavesey \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1027/16/OL</a>	<a href="#">99 dwellings</a>	<a href="#">Outline</a>	<a href="#">19 April 2016</a>	=	<a href="#">21 December 2017</a>
<a href="#">S/2315/18/RM</a>	<a href="#">99 dwellings</a>	<a href="#">Reserved Matters</a>	<a href="#">18 June 2018</a>	=	<a href="#">12 December 2018</a>
<b><a href="#">Total</a></b>	<b><a href="#">99 dwellings</a></b>	=	=	=	=

**B.486-B.528.** The site has detailed planning permission for 99 dwellings, open space, play space and a pumping station, which was approved in December 2018. A condition on the outline planning permission requires that the development begins not later than one year from the date of approval of the last of the reserved matters. A Variation of Conditions application seeking to make minor design changes to accommodate a sales office was approved in June 2019. Some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council. At March 2019, all 99 dwellings had not been started. The housebuilder (Bloor Homes) anticipates that development will start on site once all the pre-commencement conditions have been discharged, and the first occupations are programmed for March 2020, with a projected target of 12 occupations by June 2020 (see the Annex to this document, Section A2, email SC74).

**B.487-B.529.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [99 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Bloor Homes), some Discharge of Conditions applications have been agreed by the Council, and the housebuilder anticipates that the first occupations will be in March 2020. There is no evidence that the site will not be delivered within five years.

**Sheen Farm, Royston Road, Litlington \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2927/17/FL</a>	<a href="#">21 dwellings</a>	<a href="#">Full</a>	<a href="#">23 August 2017</a>	<a href="#">07 February 2018</a>	<a href="#">18 April 2018</a>

<b>Total</b>	<b>21 dwellings</b>	=	=	=	=
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**B.488-B.530.** The site has full planning permission for the demolition of the existing farmhouse and associated outbuildings and erection of 22 dwellings and green space, which was approved in April 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. It is unclear exactly when the development will be started and completed as the developer (This Land) has not provided a completed questionnaire.

**B.489-B.531.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in April 2021. The Council anticipates that this site will be completed in 2021-2022.

**B.490-B.532.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 21 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a developer (This Land), the developer has until April 2021 to begin development on the site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

#### Land north of Linton Road, Great Abington \* (see Table SC6)

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/3564/17/OL</u>	<u>13 dwellings</u>	<u>Outline</u>	<u>06/10/2017</u>	<u>07/03/2018</u>	<u>26/04/2018</u>
<u>S/1478/19/RM</u>	<u>13 dwellings</u>	<u>Reserved Matters</u>	<u>18/04/2019</u>	=	<u>4 September 2019</u>
<b>Total</b>	<b>13 dwellings</b>	=	=	=	=

**B.491-B.533.** The site has outline-detailed planning permission for up to 13 dwellings, which was approved in April 2018. A reserved matters planning application for 13 dwellings was submitted in April 2019, and is being considered by the Council. Some Discharge of Conditions applications have been agreed by the Council. The housebuilder (Laragh Homes) anticipates that development will start on site in September 2019, that the first housing completions will be in 2020, and that the

development will be completed in 2020 (see the Annex to this document, Section A2, questionnaire SC76). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.492-B.534.** The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the housebuilder to allow for the approval of the reserved matters planning application. The Councils' typical assumptions anticipate that there is an average lead-in time of 18 months a year from a reserved matters planning application being submitted approved to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2022.

**B.493-B.535.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 13 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has outline detailed planning permission, is in the ownership of a housebuilder (Laragh Homes), ~~a reserved matters planning application has been submitted and is being considered by the Council,~~ the housebuilder anticipates that development will start on site in September 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**Land north east of Rampton Road, Cottenham \* (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/2876/16/OL</u>	<u>154 dwellings</u>	<u>Outline</u>	<u>21 October 2016</u>	<u>31 August 2017</u>	<u>10 May 2018</u>
<u>Total</u>	<u>154 dwellings</u>	=	=	=	=

**B.494-B.536.** The site has outline planning permission for 154 dwellings, which was approved in May 2018. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by May 2020. It is unclear exactly when the development will be started and completed as the developer (This Land) has not provided a completed questionnaire; however pre-application discussions are in progress with the developer, and it is anticipated that a reserved matters planning application will be submitted in early 2020.

**B.495-B.537.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not

yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before May 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2024.

**B.496-B.538.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a developer (This Land), the developer has until May 2020 to submit a reserved matters planning application, [it is anticipated that a reserved matters planning application will be submitted in early 2020](#), and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**Rear of 46-56 The Moor, Melbourn \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/1032/17/FL</a>	23 dwellings	Full	<a href="#">05 April 2017</a>	<a href="#">10 January 2018</a>	<a href="#">14 August 2018</a>
<b>Total</b>	<b>23 dwellings</b>	=	=	=	=

**B.497-B.539.** The site has full planning permission for 23 dwellings and open space, which was approved in August 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 23 dwellings had not been started. It is unclear exactly when the development will be started and completed as the landowner (Hanson Services Ltd) has not provided a completed questionnaire. [The Council understands that this site is in the process of being sold, and that the developer is looking to start on site in spring 2020.](#)

**B.498-B.540.** The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in August 2021. The Council anticipates that this site will be completed in 2022-2023.

**B.499-B.541.** [The developer still has twenty-one months to make a material start on site so that the planning permission will not lapse.](#) In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [23 dwellings fall within part \(a\) of the definition of deliverable.](#) [†](#)This site is [therefore](#) considered deliverable as the site has detailed planning permission, the landowner has until August 2021 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

**Land at Linton Road, Great Abington \* (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/3543/16/FL</a>	<a href="#">45 dwellings</a>	<a href="#">Full</a>	<a href="#">16 December 2016</a>	<a href="#">4 October 2017</a>	<a href="#">4 May 2018</a>
<a href="#">Total</a>	<a href="#">45 dwellings</a>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>	<a href="#">=</a>

**B.500-B.542.** The site has full planning permission for 45 dwellings, community orchard and children's play area. At March 2019, 6 dwellings had been completed, 10 dwellings were under construction, and 29 dwellings had not been started. The housebuilder (Hill Residential) anticipates that the development will be completed by May 2020 (see the Annex to this document, Section A2, questionnaire SC79). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.501-B.543.** Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

**B.502-B.544.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [45 dwellings fall within part \(a\) of the the definition of deliverable.](#) [†](#)This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**39 Pepys Way, Girton (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/2872/17/FL</a>	<a href="#">11 dwellings</a>	<a href="#">Full</a>	<a href="#">31 October 2017</a>	<a href="#">=</a>	<a href="#">15 June 2018</a>

<a href="#">S/1590/18/FL</a>	<a href="#">8 dwellings</a>	<a href="#">Full</a>	<a href="#">24 April 2018</a>	<a href="#">-</a>	<a href="#">27 November 2018</a>
<b>Total</b>	<b>8 dwellings</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**B.503-B.545.** The site has full planning permission for the demolition of the existing dwelling and erection of 12 dwellings, which was approved in June 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. An full alternative planning permission for the demolition of the existing dwelling and erection of 9 dwellings was approved in November 2018. A condition on the alternative planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. A Discharge of Conditions application for the alternative full planning permission is being considered by the Council. The agent (on behalf of Shelford Properties Ltd) has advised that the alternative full planning permission for a net of 8 dwellings is being taken forward (see the Annex to this document, Section A2, questionnaire SC81). The agent anticipates that development will start on site in 2019, that the first dwellings will be completed in 2020, and that the development will be completed in 2021. The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.504-B.546.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [8 dwellings fall within part \(a\) of the definition of deliverable.](#) †This site is [therefore](#) considered deliverable as the site has detailed planning permission, a Discharge of Conditions application is being considered by the Council, and the agent anticipates that development will start on site in 2019. There is no evidence that the site will not be delivered within five years.

#### Land west of Balsham Road, Fulbourn (see Table SC6)

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/3396/17/FL</a>	<a href="#">14 dwellings</a>	<a href="#">Full</a>	<a href="#">26 September 2017</a>	<a href="#">-</a>	<a href="#">4 December 2018</a>
<b>Total</b>	<b>14 dwellings</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**B.505-B.547.** The site has full planning permission for 14 affordable dwellings, and is an affordable housing exception site. At March 2019, all 14 dwellings had not been started. The developer (Accent Housing) has advised that development has now started on site and that the development will be completed in 2020-2021 (see the Annex to this document, Section A2, questionnaire SC82). The developer has also advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.506-B.548.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [14 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land south and west of High Street, Cambourne (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/0796/18/FL</a>	<a href="#">49 dwellings</a>	<a href="#">Full</a>	<a href="#">5 March 2018</a>	<a href="#">-</a>	<a href="#">14 January 2019</a>
<b><a href="#">Total</a></b>	<b><a href="#">49 dwellings</a></b>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>

**B.507-B.549.** The site has full planning permission for 49 retirement apartments, retail, financial and professional services uses, communal facilities, and landscaping, which was approved in January 2019. At March 2019, all 49 dwellings had not been started. The agent (on behalf of McCarthy and Stone Retirement Lifestyles) anticipates that development will start on site in October 2019, and that the first housing completions will be in December 2020 (see the Annex to this document, Section A2, questionnaire SC86). The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

**B.508-B.550.** In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) [49 dwellings fall within part \(a\) of the definition of deliverable](#). This site is [therefore](#) considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (McCarthy and Stone Retirement Lifestyles), and the agent has advised that works will start on site in October 2019. There is no evidence that the site will not be delivered within five years.

**Land at the corner of Capper Road and Cody Road, Waterbeach (see Table SC6)**

<a href="#">Planning Permission</a>	<a href="#">Proposal</a>	<a href="#">Type of Planning Application</a>	<a href="#">Date Planning Application Submitted</a>	<a href="#">Date of Resolution to Grant Planning Permission</a>	<a href="#">Date Planning Permission Granted or Allowed on Appeal</a>
<a href="#">S/3865/17/FL</a>	<a href="#">16 dwellings</a>	<a href="#">Full</a>	<a href="#">2 November 2017</a>	<a href="#">16 August 2018</a>	<a href="#">13 May 2019</a>
<b><a href="#">Total</a></b>	<b><a href="#">16 dwellings</a></b>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>	<a href="#">-</a>

~~B.509~~~~B.551~~. The site has full planning permission for the demolition of existing buildings and erection of ~~160~~ dwellings and a convenience store, which was approved in June 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission.

~~B.510~~~~B.552~~. The agent (on behalf of Cambridge and County Developments) anticipates that development will start on site in 2020, that the first housing completions will be in 2021, and that the development will be completed in 2022 (see the Annex to this document, Section A2, questionnaire SC85). The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

~~B.511~~~~B.553~~. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 16 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site detailed planning permission, is in the ownership of a developer (Cambridge and County Developments), and the agent has advised that works will start on site in 2020. There is no evidence that the site will not be delivered within five years.

#### **Small Sites of 9 dwellings or less (net) in South Cambridgeshire (see Table SC6)**

~~B.512~~~~B.554~~. At 31 March 2019, there were 179 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less (net), where the development was under construction. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.

~~B.513~~~~B.555~~. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.

~~B.514~~~~B.556~~. At 31 March 2019, there were ~~531~~~~544~~ dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less (net), where no construction had started on site. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development has yet to start it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 10% allowance for non-delivery has been used, which has been the approach taken by the Council over the last few years and is consistent with the evidence on lapse rates included in Appendix C. On this basis, ~~478~~~~490~~ dwellings are anticipated to be completed within five years.

~~B.515~~~~B.557~~. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission. There is no evidence that these sites will not be delivered within five years.



## Unallocated Sites with Resolution to Grant Planning Permission

### ~~291 Hills Road, Cambridge (see Table C4)~~

~~B.516.B.1. The Council's planning committee in August 2018 resolved to grant full planning permission for the demolition of existing buildings and erection of 14 dwellings, with delegated authority to officers to agree the wording of the s106 agreement. The Council's planning committee in June 2019 reconsidered this planning application and resolved to grant full planning permission for the demolition of existing buildings and erection of 14 dwellings, subject to the prior completion of a s106 agreement. It is unclear exactly when the development will be started and completed as the developer (Gibson Developments Ltd) has not provided a completed questionnaire.~~

~~B.517.B.1. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is anticipated that the development will come forward within the plan period.~~

~~B.518.B.1. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site has a resolution to grant detailed planning permission. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.~~

### Land west of Longstanton (see Table SC6)

<u>Planning Permission</u>	<u>Number of Dwellings (net) Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/1970/07</u>	<u>36 dwellings</u>	<u>Full</u>	<u>14 November 2007</u>	<u>7 May 2008</u>	<u>:</u>
<u>Total</u>	<u>36 dwellings</u>	<u>:</u>	<u>:</u>	<u>:</u>	<u>:</u>

~~B.519.B.558. The Council's planning committee in May 2008 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 planning application and s106 agreement and therefore no allowance is made for housing on this site in the housing trajectory. The agent (on behalf of Mr & Mrs P L Stroude) has advised that there is no further update on this site (see the Annex to this document, Section A2, email SC83).~~

~~B.520.B.559. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.~~

**Former Waste Water Treatment Facility, Cambridge Road, Hauxton (see Table SC6)**

<u>Planning Permission</u>	<u>Proposal</u>	<u>Type of Planning Application</u>	<u>Date Planning Application Submitted</u>	<u>Date of Resolution to Grant Planning Permission</u>	<u>Date Planning Permission Granted or Allowed on Appeal</u>
<u>S/2184/16/OL</u>	<u>32 dwellings</u>	<u>Outline</u>	<u>26 August 2016</u>	<u>4 April 2018</u>	<u>=</u>
<b><u>Total</u></b>	<b><u>32 dwellings</u></b>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>

B.521-B.560. The Council's planning committee in April 2018 gave officers delegated powers to approve an outline planning application for the demolition of existing structures, remediation of the site, and erection of up to 32 dwellings and open space, subject to the completion of a s106 agreement. It is unclear exactly when the development will be started and completed as the landowner (Harrow Estates) has not provided a completed questionnaire.

B.522-B.561. There are issues to be resolved relating to the development of this site and therefore the Council has taken a conservative approach by making no allowance for housing on this site in the housing trajectory.

B.523-B.562. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.

## Windfall Allowance

~~B.524-B.563.~~ The NPPF (published in February 2019, paragraph 70) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends. The Councils' evidence of past rates of delivery from windfall sites, and the reasons why windfalls will continue to be delivered in Greater Cambridge, are set out in Appendix D.

~~B.525-B.564.~~ The housing trajectory includes two types of windfall sites: (i) developments on unallocated sites with planning permission or a resolution to grant planning permission by either of the Councils' planning committees, which are listed in the commentary above; and (ii) developments that are not yet known about that will come forward in future on land not allocated.

~~B.526-B.565.~~ The Councils' evidence (set out in Appendix D) concludes that an average of 130 dwellings per year are delivered on windfall sites in Cambridge and 220 dwellings per year are delivered on windfall sites in South Cambridgeshire.

~~B.527-B.566.~~ In Cambridge, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 130 dwellings or more in a year, no windfall allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 130 dwellings, a windfall allowance (rounded down to the nearest 10 dwellings) is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 130 dwellings a year. As an example, in 2024-2025, developments on unallocated sites with planning permission or a resolution to grant planning permission are not anticipated to deliver ~~13~~any dwellings, and therefore ~~so that the total windfalls for that year does not exceed 130 dwellings, the windfall allowance included is 110 dwellings rather than 130 dwellings~~the full windfall allowance of 130 dwellings is included.

~~B.528-B.567.~~ In South Cambridgeshire, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 220 dwellings or more in a year, no windfall allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 220 dwellings, a windfall allowance (rounded down to the nearest 10 dwellings) is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 220 dwellings a year.

B.529-B.568. Given the circumstances in which the ‘five year supply’ sites<sup>18</sup> in South Cambridgeshire have been permitted, the anticipated completions from these sites are excluded from these windfall calculations and any anticipated completions from these ‘five year supply’ sites are therefore considered as additional to the 220 dwellings each year from windfall sites. As an example, in 2024-2025, developments on unallocated sites with planning permission or a resolution to grant planning permission, excluding ‘five year supply’ sites, are not anticipated to deliver any dwellings, and therefore the full windfall allowance of 220 dwellings is included, even though ‘five year supply’ sites are anticipated to deliver 118 dwellings.

B.530-B.569. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) the windfall allowance is considered developable as each of these sites will be permitted in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged. The windfall allowance is not considered to meet the definition of deliverable in the glossary of the NPPF (published in February 2019), and therefore no anticipated completions from the windfall allowance is included within the five year period.

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<sup>18</sup> ‘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. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

# **Appendix 4. Modifications to Appendix E of Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document**

## **Appendix E: Small Sites of 9 dwellings or less (net) with planning permission at 31 March 2019**

- E.1. The NPPG<sup>33</sup> (updated in July 2019) requires that any assessments of five year housing land supply include for small sites, details of their current planning status and a record of the number of homes completed and under construction by site.
- E.2. Figures 23 to 26 (below) provide a list of the small sites in Cambridge and South Cambridgeshire used to calculate the figures for the small sites of 9 dwellings or less (net) already under construction and not under construction that are included in the Greater Cambridge housing trajectory. As set out in the commentary on these sites (see Appendix B), the small sites that are not under construction have been discounted for non-delivery.

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<sup>33</sup> Paragraph: 014 Reference ID: 68-014-20190722

Figure 23: Cambridge – Small Sites of 9 dwellings or less (net) with planning permission already under construction at 31 March 2019

Location	Planning Permission Number(s) <sup>34</sup>	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
Engineers House, Riverside, CAMBRIDGE	C/0916/16	Full	-1	0	-1	0
Land at former 623 Newmarket Road, Cambridge	C/1149/17	Full	43	0-1	4	0
161 Newmarket Road, CAMBRIDGE	C/1514/16	Full	4	0	4	0
30 Dudley Road, CAMBRIDGE	C/1646/17	Full	1	0	1	0
Rear of 559 Newmarket Road, CAMBRIDGE	C/2040/15	Full	1	0	1	0
Milton Road Library, Ascham Road, CAMBRIDGE	C/2060/16	Full	7	0	7	0
John Bingham Laboratory, NIAB, Huntingdon Road, CAMBRIDGE	C/2111/17	Full	-2	0	-2	0
12 Orchard Estate, CAMBRIDGE	C/1252/17	Full	2	0	2	0
Land Adjoining 29 Neale Close, CAMBRIDGE	C/1940/17	Full	1	0	1	0

<sup>34</sup> The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/NNNN/YY to YY/NNNN.

<b>Location</b>	<b>Planning Permission Number(s)<sup>34</sup></b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)
93 Cherry Hinton Road, CAMBRIDGE	C/0401/18	Full	8	0	8	0
81 Derwent Close, CAMBRIDGE	C/0588/17	Full	1	0	1	0
12 Adkins Corner, Perne Road, CAMBRIDGE	C/1297/17	Full	3	0	3	0
Adkins Corner, Perne Road, Cambridge	C/1315/17	Prior Notification	6	0	6	0
39 St. Thomas's Square, CAMBRIDGE	C/2364/15	Full	1	0	1	0
40b Green End Road, CAMBRIDGE	C/0008/17	Full	1	0	1	0
51 George Street, CAMBRIDGE	C/0031/18	Full	2	-1	3	0
8 Green End Road, CAMBRIDGE	C/0340/17	Full	4	-1	5	0
78 Kendal Way, CAMBRIDGE	C/0462/15	Full	1	0	1	0
1 The Grove, CAMBRIDGE	C/1445/17	Full	1	0	1	0
35 Markham Close, CAMBRIDGE	C/0155/16	Full	1	0	1	0
1 Wiles Close, CAMBRIDGE	C/1358/16	Full	3	0	3	0
Garage Block 1-20, Cameron Road and land adjacent to 33 and 45 Nuns Way, Cambridge	C/1364/16	Full	7	0	7	0

<b>Location</b>	<b>Planning Permission Number(s)<sup>34</sup></b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)
19 Woodhouse Way, CAMBRIDGE	C/1833/15	Full	1	0	1	0
11 Rose Crescent, CAMBRIDGE	C/1022/14	Full	1	0	1	0
15 Market Hill, CAMBRIDGE	C/1152/15	Full	1	0	1	0
2 Sylvester Road, CAMBRIDGE	C/2224/17	Full	-2	0	-2	0
25 Grantchester Road, CAMBRIDGE	C/2402/15	Full	0	-1	1	0
19 Sleaford Street, CAMBRIDGE	C/0169/12	Full	1	0	1	0
8 Willis Road, CAMBRIDGE	C/0492/17	Full	-2	0	-2	0
NETHERHALL FARM, WORTS CAUSEWAY, CAMBRIDGE	C/0441/12	Full	4	0	4	0
23 Baldock Way, CAMBRIDGE	C/0792/17	Full	0	-1	1	0
Land Adj 4 Strangeways Road, Cambridge	C/1630/17	Full	1	0	1	0
150 Catharine Street, CAMBRIDGE	C/0101/17	Full	5	0	5	0
8a Seymour Street, CAMBRIDGE	C/0581/18	Full	2	0	2	0
Land to the east of 37 and to the rear of 27-37 Romsey Terrace, Cambridge	C/0732/17	Full	2	0	2	0

<b>Location</b>	<b>Planning Permission Number(s)<sup>34</sup></b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)
122, Foster Road, Trumpington, CAMBRIDGE, Cambridgeshire CB2 9JP	C/0010/16	Full	1	0	1	0
5 Norwich Street, CAMBRIDGE	C/0693/18	Full	-1	0	-1	0
167 Shelford Road, Trumpington	C/0748/13	Full	1	0	1	0
15 Rutherford Road, CAMBRIDGE	C/1080/17	Full	0	-1	1	0
61 FOSTER ROAD, CAMBRIDGE	C/1110/12	Full	1	-1	2	0
75 Shelford Road, Trumpington	C/1219/17 & C/1371/16	Full	6	-1	7	0
49 Barrow Road, CAMBRIDGE	C/1704/15	Full	0	-1	1	0
Former Milton Road Primary School, Milton Road, CAMBRIDGE	C/0052/14	Full	5	0	5	0
176 Milton Road, CAMBRIDGE	C/2036/15	Full	1	0	1	0
54-58 Chesterton Road, CAMBRIDGE	C/2157/17	Full	8	0	8	0
39 Springfield Road, CAMBRIDGE	C/2362/15	Full	-1	0	-1	0
<b>TOTAL</b>			<b>9490</b>	<b>-8-9</b>	<b>99</b>	<b>0</b>

Figure 24: Cambridge – Small Sites of 9 dwellings or less (net) with planning permission not under construction at 31 March 2019

Location	Planning Permission Number(s) <sup>35</sup>	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
586 Newmarket Road, CAMBRIDGE	C/0057/18	Full	1	0	0	1	
585 Newmarket Road, CAMBRIDGE	C/0211/18	Full	2	0	0	2	
1 Rawlyn Close, CAMBRIDGE	C/0503/18	Full	1	0	0	1	
1 Sunnyside, CAMBRIDGE	C/0606/17	Full	1	0	0	1	
The Mane Trade Barber Shop, 135 Newmarket Road, CAMBRIDGE	C/0938/16	Full	1	0	0	1	
10 Ferndale Rise, CAMBRIDGE	C/1082/18	Full	1	0	0	1	
560 Newmarket Road, CAMBRIDGE	C/1108/18	Full	1	0	0	1	
63a Ditton Walk, CAMBRIDGE	C/1299/17	Full	3	0	0	3	
84 Ditton Walk, CAMBRIDGE	C/1433/17	Full	2	0	0	2	
87 Wadloes Road, CAMBRIDGE	C/1452/15	Full	1	0	0	1	
30 Dudley Road, Cambridge	C/1579/18	Full	1	0	0	1	

<sup>35</sup> The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/NNNN/YY to YY/NNNN.

<b>Location</b>	<b>Planning Permission Number(s)</b> <sup>35</sup>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)	<b>Comments</b>
68 Whitehill Road, CAMBRIDGE	C/1661/17	Full	1	0	0	1	
72 Beche Road, CAMBRIDGE	C/1668/17	Full	1	0	0	1	
31 Peverel Road, CAMBRIDGE	C/1740/17	Full	1	0	0	1	
44 Dudley Road, CAMBRIDGE	C/2042/17	Full	3	0	0	3	
57 Abbey Road, CAMBRIDGE	C/2178/17	Full	1	0	0	1	
5 Ferndale Rise, CAMBRIDGE	C/2191/16	Full	4	0	0	4	
572 Newmarket Road, CAMBRIDGE	C/2225/17	Full	3	0	0	3	
Rear of 122-138 Ditton Walk, Cambridge	C/2228/17	Full	4	0	0	4	
16 Thirleby Close, CAMBRIDGE	C/0092/18	Full	3	0	0	3	
55 Alpha Road, CAMBRIDGE	C/0177/17	Full	1	0	0	1	
95 Alex Wood Road, Cambridge	C/0543/18	Full	1	0	0	1	
1 Redfern Close, CAMBRIDGE	C/0560/18	Full	1	0	0	1	
2 Jermyn Close, CAMBRIDGE	C/0568/18	Full	1	0	0	1	

<b>Location</b>	<b>Planning Permission Number(s)</b> <sup>35</sup>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)	<b>Comments</b>
7 Durnford Way, CAMBRIDGE	C/0861/18	Full	0	0	0	0	
61 Ferrars Way, CAMBRIDGE	C/1132/18	Full	1	0	0	1	
74 Fortescue Road, Cambridge	C/1234/18	Full	1	0	0	1	
51 Akeman Street, CAMBRIDGE	C/1300/18	Full	-1	0	0	-1	
58 Harvey Goodwin Avenue, CAMBRIDGE	C/1447/17	Full	1	0	0	1	
1 Mere Way, CAMBRIDGE	C/1894/17	Full	1	0	0	1	
<a href="#">40, Carlton Way, CAMBRIDGE</a>	<a href="#">C/1651/15</a>	<a href="#">Full</a>	<a href="#">1</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">1</a>	
<a href="#">29-31 Harding Way, Cambridge</a>	<a href="#">C/2044/15</a>	<a href="#">Full</a>	<a href="#">1</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">1</a>	
68 Storeys Way, CAMBRIDGE	C/0630/16	Full	0	0	0	0	
Silver Fitzgerald, 15-17 Castle Street, CAMBRIDGE	C/0780/18	Prior Notification	1	0	0	1	
15 Fontwell Avenue, CAMBRIDGE	C/1518/17	Full	0	0	0	0	
1 Grosvenor Court, Cambridge	C/1637/18	Full	4	0	0	4	
St. Edmund's College, CAMBRIDGE	C/1864/16	Full	0	0	0	0	

<b>Location</b>	<b>Planning Permission Number(s)</b> <sup>35</sup>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)	<b>Comments</b>
268 Queen Ediths Way, CAMBRIDGE	C/0260/17	Full	1	0	0	1	Material start made.
38 Colville Road, CAMBRIDGE	C/0509/16	Full	2	0	0	2	
22 Mill End Close, CAMBRIDGE	C/0618/18	Full	2	0	0	2	
6 Colville Road, CAMBRIDGE	C/1414/18	Full	3	0	0	3	
Land rear of 29 Bridewell Road, Cambridge	C/1795/17	Full	1	0	0	1	
65 Fulbourn Road, CAMBRIDGE	C/1811/17	Full	3	0	0	3	
Land rear of 268 Queen Ediths Way, CAMBRIDGE	C/1919/16	Full	3	0	0	3	Material start made.
Rear of Queens Meadow, Cambridge	C/2183/17	Full	2	0	0	2	
60 Birdwood Road, Cambridge	C/0007/19	Full	1	0	0	1	
Land behind 193 Cherry Hinton Road, Cambridge	C/0111/18	Full	1	0	0	1	
49 Coleridge Road, CAMBRIDGE	C/0278/18	Full	3	0	0	3	
1 Brothers Place, CAMBRIDGE	C/0391/16	Full	1	0	0	1	
54 Cowper Road, Cambridge	C/0576/18	Full	1	0	0	1	

Location	Planning Permission Number(s) <sup>35</sup>	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
198 Perne Road, Cambridge	C/0647/18	Outline	1	0	0	1	Reserved matters to be submitted by March 2022.
30 Davy Road, CAMBRIDGE	<a href="#">C/91067/16</a>	Full	3	0	0	3	
22 St. Thomas's Square, CAMBRIDGE	C/1575/17	Full	1	0	0	1	
77 Perne Road, CAMBRIDGE	C/1612/17	Full	-1	0	0	-1	
42 Birdwood Road, CAMBRIDGE	C/2211/17	Full	-1	0	0	-1	
<a href="#">338 Cherry Hinton Road, CAMBRIDGE</a>	<a href="#">C/2276/15</a>	<a href="#">Full</a>	<a href="#">2</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">2</a>	
9 Maitland Avenue, CAMBRIDGE	C/0155/17	Full	3	0	0	3	
2 Cheney Way, CAMBRIDGE	C/0458/18	Full	1	0	0	1	
207 Green End Road, CAMBRIDGE	C/1023/17	Full	5	0	0	5	
Land adjacent to 99 Kendal Way, Cambridge	C/1362/16	Full	2	0	0	2	
28 Anglers Way, CAMBRIDGE	C/1479/18	Full	1	0	0	1	
178 Kendal Way, CAMBRIDGE	C/1481/17	Full	2	0	0	2	
43 Discovery Way, Cambridge	C/1795/18	Prior Notification	1	0	0	1	
56 Elizabeth Way, CAMBRIDGE	C/2249/16	Full	6	0	0	6	

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396 Milton Road, CAMBRIDGE	C/0038/17	Reserved Matters	1	0	0	1	
7 Ramsden Square, CAMBRIDGE	C/0497/17	Full	1	0	0	1	
Garage Block, Markham Close, CAMBRIDGE	C/0765/18	Full	5	0	0	5	
452 Milton Road, CAMBRIDGE	C/0801/17	Full	4	0	0	4	
42 Ramsden Square, CAMBRIDGE	C/0819/18	Full	1	0	0	1	
Jenny Wren, St. Kilda Avenue, CAMBRIDGE	C/0927/17	Full	9	0	0	9	
8 Kings Hedges Road, CAMBRIDGE	C/1157/16	Full	-1	0	0	-1	
339 Milton Road, CAMBRIDGE	C/1282/17	Full	4	0	0	4	
363 Milton Road, CAMBRIDGE	C/1308/17	Full	1	0	0	1	
Rear of 237-237a Milton Road, CAMBRIDGE	C/1494/17	Full	2	0	0	2	
4 Green End Road, CAMBRIDGE	C/1533/17 & C/1534/17	Full	2	0	0	2	
23 Armitage Way, CAMBRIDGE	C/1758/17	Full	1	0	0	1	
32 Ramsden Square, CAMBRIDGE	C/2052/16	Full	1	0	0	1	

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The Brunswick, 73 Newmarket Road, CAMBRIDGE	C/0720/16	Full	6	0	0	6	
8 Park Street, CAMBRIDGE	C/0851/18	Full	-1	0	0	-1	
2 and 3 Melbourne Place, Cambridge	C/2028/18	Full	-1	0	0	-1	
108 Grantchester Meadows, CAMBRIDGE	C/0827/18	Full	0	0	0	0	
Newnham Mill, Newnham Road, CAMBRIDGE	C/1303/17	Full	3	0	0	3	
Land adjacent 6 Pearce Close, CAMBRIDGE	C/2000/17	Full	1	0	0	1	
Managers Accommodation, The Red Bull, 11 Barton Road, Cambridge	C/2048/18	Full	0	0	0	0	
<a href="#">31 Barton Road, Cambridge</a>	<a href="#">C/1150/18</a>	<a href="#">Full</a>	<a href="#">9</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">9</a>	
55 Mill Road, CAMBRIDGE	C/0093/17	Full	1	0	0	1	
44 Mill Road, CAMBRIDGE	C/0098/18	Full	3	0	0	3	
St. Andrews Bureau, 18 Mill Road, CAMBRIDGE	C/0275/18	Full	2	0	0	2	
3 Station Road, CAMBRIDGE	C/0815/18	Full	2	0	0	2	
Lallys News, 104a Mill Road, CAMBRIDGE	C/1128/16	Full	2	0	0	2	
1a Tenison Road, CAMBRIDGE	C/1235/17	Full	1	0	0	1	

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23 Tenison Road, CAMBRIDGE	C/1365/18	Prior Notification	6	0	0	6	
Moghul Tandoori Indian Take Away, 182 Sturton Street, CAMBRIDGE	C/2090/17	Full	1	0	0	1	
Norfolk Street News, 92 Norfolk Street, CAMBRIDGE	C/2231/17	Full	2	0	0	2	
17 Tillyard Way, CAMBRIDGE	C/0476/18	Full	2	0	0	2	
41 Rock Road, CAMBRIDGE	C/0733/16	Full	1	0	0	1	
57 Hartington Grove, CAMBRIDGE	C/0758/18	Full	5	0	0	5	
39a Almoners Avenue, CAMBRIDGE	C/0924/16	Outline	2	0	0	2	Reserved matters application (19/0971/REM) submitted in July 2019.
Garages, Gunhild Way, CAMBRIDGE	C/1104/18	Full	2	0	0	2	
28 Fendon Road, CAMBRIDGE	C/1407/16	Full	3	0	0	3	
156-158 Mowbray Road, CAMBRIDGE	C/1615/17	Full	5	0	0	5	
1 Purbeck Road, CAMBRIDGE	C/1624/17	Full	-2	0	0	-2	

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Land to rear of 53-55 Wulfstan Way, Cambridge	C/1625/18	Full	3	0	0	3	
130 Queen Ediths Way, CAMBRIDGE	C/1626/17	Full	4	0	0	4	
283 Queen Ediths Way, CAMBRIDGE	C/1757/17	Full	9	0	0	9	
52 Mowbray Road, CAMBRIDGE	C/2056/17	Full	1	0	0	1	
174 Hills Road, CAMBRIDGE	C/2248/16	Full	2	0	0	2	
20 Kinnaird Way, CAMBRIDGE	C/2250/17	Full	1	0	0	1	
45 Nightingale Avenue, CAMBRIDGE	C/2261/17	Full	1	0	0	1	
52 ARGYLE STREET, CAMBRIDGE	C/0647/09	Full	1	0	0	1	Material start made.
245 Coldhams Lane, CAMBRIDGE	C/0665/17	Full	1	0	0	1	
168-170 Mill Road, CAMBRIDGE	C/0782/17	Full	1	0	0	1	
160 Mill Road, Cambridge	C/0960/18	Full	2	0	0	2	
8 Coldhams Grove, Cambridge	C/1120/18	Full	-1	0	0	-1	
178 Coldhams Lane, CAMBRIDGE	C/1249/17	Full	1	0	0	1	
159 Vinery Road, CAMBRIDGE, CB1 3DW	C/1793/17	Full	8	0	0	8	

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150 Coldhams Lane, CAMBRIDGE	C/2156/17	Full	1	0	0	1	
101a Cavendish Road, CAMBRIDGE	C/2245/16	Full	2	0	0	2	
<a href="#">97-99 Burnside, Cambridge</a>	<a href="#">C/2140/15</a>	<a href="#">Full</a>	<a href="#">2</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">2</a>	
2 Nightingale Cottages, Trumpington Road, CAMBRIDGE	C/0548/17	Full	6	0	0	6	
21-25 Fitzwilliam Road, CAMBRIDGE	C/0768/18	Full	6	0	0	6	
2 Barrow Road, CAMBRIDGE	C/0826/17	Full	0	0	0	0	
Flat 16, Meadowcroft House, Trumpington Road, CAMBRIDGE	<del>C/0</del> 0926/15	Full	1	0	0	1	
45 High Street, Trumpington	C/1028/17	Full	1	0	0	1	
5 Brooklands Avenue, CAMBRIDGE	C/1164/15	Prior Notification	6	0	0	6	
25 Wingate Way, Cambridge	C/1205/18	Full	0	0	0	0	
16 Brookside, Cambridge	C/1361/18	Full	1	0	0	1	
117-119 High Street, Trumpington	C/1494/18	Full	-1	0	0	-1	
53 Alpha Terrace, Trumpington	C/1495/17	Full	0	0	0	0	
26-28 Lensfield Road, Cambridge	C/1869/18	Full	-1	0	0	-1	

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The Cottage, Gazeley Road, Trumpington	C/2040/16	Full	1	0	0	1	
Acorn Guest House, 154 Chesterton Road, CAMBRIDGE	C/0228/17	Full	3	0	0	3	
10 Milton Road, CAMBRIDGE	C/0624/16	Full	2	0	0	2	
Cambridge Repetition Engineers, 2 Greens Road, CAMBRIDGE	C/0649/14	Full	6	0	0	6	Material start made.
Land to rear of 51 George Street, Cambridge	C/0734/18	Full	1	0	0	1	
78-80 Milton Road, CAMBRIDGE	C/0753/18	Full	2	0	0	2	
Nirala Restaurant, 7 Milton Road, CAMBRIDGE	C/0862/18	Full	1	0	0	1	
Land to rear of 113 Chesterton Road, Cambridge	C/0905/18	Full	3	0	0	3	
57 Elizabeth Way and land to rear of 43-59 Elizabeth Way, Cambridge	C/1193/18	Full	4	0	0	4	
35 Milton Road, CAMBRIDGE	C/1328/17	Full	3	0	0	3	
220, Milton Road, CAMBRIDGE, CB4 1LQ	C/1591/16	Full	8	0	0	8	
125b, Milton Road, CAMBRIDGE, CB4 1XE	C/1836/16	Full	1	0	0	1	

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8 & 8A Oak Tree Avenue, CAMBRIDGE	C/1926/17	Full	0	0	0	0	
1 Leys Road, CAMBRIDGE	C/1970/16	Full	4	-1	0	5	
29 Garden Walk, CAMBRIDGE	C/2198/17	Full	1	0	0	1	
<b>TOTAL</b>			<b><u>269284</u></b>	<b>-1</b>	<b>0</b>	<b><u>270285</u></b>	<b>A lapse rate of 6% for non-delivery has been applied, therefore <u>254-268</u> dwellings anticipated from these sites.</b>

Figure 25: South Cambridgeshire – Small Sites of 9 dwellings or less (net) with planning permission already under construction at 31 March 2019

<b>Location</b>	<b>Planning Permission Number(s)</b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)
41 Ermine Way, Arrington	S/2283/16	Full	1	0	1	0
97, High Street, Balsham	S/4477/17	Full	1	0	-1	2
Land behind 33-39 West Green, Barrington	S/2664/17	Full	1	0	1	0
Church Farm, Haslingfield Road, BARRINGTON	S/2845/16	Full	1	0	1	0
1, Haslingfield Road, Barton	S/2586/16	Full	1	0	1	0
Burwash Manor Farm, School Lane, BARTON	S/3003/16	Full	1	0	1	0
56, Spring Lane, Bassingbourn	S/0564/18	Full	1	0	1	0
Land Adj to Lilac Cottage, 10 The Causeway, Bassingbourn	S/0775/17	Full	1	0	1	0
112, Old North Road, Bassingbourn	S/0824/17	Full	2	0	2	0
Land adjacent to the Belle, 61 North End, Bassingbourn	S/0961/17	Full	2	0	2	0
70 South End, Bassingbourn	S/1641/18	Full	1	0	1	0
Adjacent to 63 Highfields Road, Highfields Caldecote	S/0403/15	Full	2	1	1	0
Land to the rear of 32 West Drive, Highfields Caldecote	S/0424/18	Full	1	0	1	0
Southwind, Highfields Road, Highfields Caldecote	S/0500/17	Full	2	0	1	1

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16 West Drive, Highfields Caldecote	S/1251/17	Full	1	0	1	0
Land Adjoining 6 Highfields Road, Highfields Caldecote	S/2821/15	Reserved Matters	7	0	7	0
Woodview, Main Street, Caldecote	S/3050/16	Full	0	-1	1	0
95 Highfields Road, Highfields Caldecote	S/3517/17	Full	1	-1	2	0
Land to the rear of 75 Highfields Road, Highfields Caldecote	S/3680/18	Full	1	0	1	0
6 Garstones, Great Cambourne	S/3300/16	Full	1	-1	2	0
Olmstead Hall, Olmstead Green, Castle Camps	S/0401/17	Prior Notification	1	0	1	0
88 Ermine Street, Caxton	S/1090/17	Full	0	-1	1	0
36 Bush Close, Comberton	S/3192/16	Full	1	0	1	0
Elm Lea, School Lane, Conington	S/02717/13, S/4352/17 & S/3311/17	Full	1	-1	2	0
Chear Fen Farm, Long Drove, Cottenham	S/1133/16	Full	0	-1	1	0
182 High Street, Cottenham	S/1707/15	Full	2	0	2	0
32 Rampton Road, Cottenham	S/1794/16	Full	2	0	2	0
33 Telegraph Street, Cottenham	S/2109/16	Full	1	0	1	0
Clopton Farm, Lower Road, Croydon	S/2581/11	Full	2	0	2	0
Queen Adelaide, High Street, Croydon	S/3139/15	Full	2	0	2	0

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41 St. Peters Street, Duxford	S/0387/16	Full	1	0	1	0
4 Chapel Street, Duxford	S/3353/18	Prior Notification	1	0	1	0
Rear of 49A Middleton Way, Fen Drayton	S/1008/18	Full	1	0	1	0
Land Adjacent to 5 Mill Road, Fen Drayton	S/3436/16	Full	2	0	2	0
44 Middleton Way, Fen Drayton	S/3582/16	Full	1	0	1	0
Ashwood, Honey Hill, Fen Drayton	S/4220/17	Full	0	-1	1	0
Bury House, Long Lane, Fowlmere	S/2834/18	Full	2	0	2	0
Land to the rear of 57 Fowlmere Road, Foxton	S/1646/17	Full	1	0	1	0
Land adjacent to 7 Wilbraham Road, Fulbourn	S/0523/16	Full	1	0	1	0
L Abri, Teversham Road, FULBOURN	S/1055/16 & S/1235/12	Full	0	-1	1	0
21 Everton Road, The Heath, Gamlingay	S/0508/18	Full	1	0	1	0
WI Hall, Waresley Road, Gamlingay	S/1581/18	Full	2	0	2	0
Meadow View, 8 Little Heath, Gamlingay	S/2578/18 & S/04273/17	Reserved Matters	2	1	1	0
17-19 Bandon Road, Girton	S/0849/16 & S/3935/17	Full	3	2	1	0
Agricultural Buildings, Offord Road, Graveley	S/1362/15	Prior Notification	1	0	1	0
34 South Road, Abington	S/1848/13	Full	1	0	1	0

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The Coach House, Abington Lodge, 63 High Street, Great Abington	S/2371/18	Full	1	0	1	0
Holbeins Farm, High Street, GREAT EVERSDEN	S/2771/14	Prior Notification	1	0	1	0
White Hill Farm, Granhams Road, Great Shelford	S/0431/18	Full	0	-1	1	0
14 Woollards Lane, Great Shelford	S/1253/18	Full	2	0	2	0
5 Red Hill Close, Great Shelford	S/1573/17	Full	1	0	1	0
Land off Cabbage Moor, Great Shelford, CAMBRIDGE	S/1675/17	Full	2	1	1	0
10c, Church Street, Great Shelford	S/1834/17	Full	0	-1	1	0
18 High Green, GREAT SHELFORD	S/1944/18	Full	1	0	1	0
44 Macaulay Avenue, Great Shelford	S/2623/18	Full	1	0	1	0
Trinity House, 11 Cambridge Road, Great Shelford	S/3264/18	Full	2	-1	3	0
Barn 2, Morden Farm, Trap Road, Guilden Morden	S/2181/17	Prior Notification	1	0	1	0
Shop Adjacent to Edward VII Public House, 2 Fox Hill Road, Guilden Morden	S/2908/16	Prior Notification	1	0	1	0
Land Adj to 3 Lark Rise, Hardwick	S/1705/18	Full	1	0	1	0
44 Hall Drive, Hardwick	S/1886/17	Full	1	0	1	0
26 Haslingfield Road, Harlton	S/1292/18	Reserved Matters	1	-1	2	0

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2a High Street, Harston	S/0294/16	Full	2	0	2	0
62 London Road, Harston	S/0324/17	Full	0	0	1	-1
Adjacent to 8 Sheepshead Lane, Harston	S/0731/16	Full	1	0	1	0
Land to the rear of 106 High Street, Harston	S/0916/18	Full	1	0	1	0
21 High Street, HARSTON	S/1072/17	Full	2	0	2	0
9 Hurrells Row, Harston	S/2951/15	Full	1	0	1	0
49A High Street, HARSTON	S/3168/17	Full	1	0	1	0
2 High Street, Harston	S/4117/17	Full	2	0	2	0
5 Church Road, Hauxton	S/1448/18	Full	2	0	2	0
Wingfield, Haverhill Road, Horseheath	S/2503/17	Full	0	-1	1	0
Team Consulting Ltd, Abbey Barns, Duxford Road, Ickleton	S/1955/16	Full	-1	0	-1	0
Orchard House, Highfield Road, Impington	S/1437/17	Full	2	0	2	0
Land south of Villa Road, Impington	S/1992/18 & S/4115/18	Full	2	0	2	0
The Lodge, Park Drive, Impington	S/4298/17	Full	1	0	1	0
50 High Street, Landbeach	S/2293/17	Full	1	0	1	0
Greenhill Farm, off Cambridge Road, Linton	S/0096/98	Reserved Matters	1	0	1	0
18 Joiners Road, Linton	S/1906/16	Full	1	0	1	0
142 High Street, Linton	S/2694/14	Full	1	0	1	0
Rear of 36 & 38 Back Road, Linton	S/4297/18	Full	1	0	1	0

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LAND ADJACENT TO Fair View, Royston Road, Litlington	S/2984/16	Full	1	0	1	0
6 Primrose Hill, Little Gransden	S/3507/16	Full	2	0	2	0
Land at 4 Church Street, Little Shelford	S/4048/17	Full	1	0	1	0
4 and 5 Station Cottages, London Road, Six Mile Bottom	S/2400/18	Full	2	1	1	0
34 High Street, Little Wilbraham	S/2939/18	Full	1	0	1	0
Land at Long Acre, Robins Lane, Lolworth	S/1990/17	Prior Notification	1	0	1	0
53 Woodside, Longstanton	S/3189/15	Full	8	4	4	0
Land adjacent to 2 The Lawns Close, Melbourn	S/1844/13	Full	1	0	1	0
9 The Moor, Melbourn	S/4496/17	Full	1	0	1	0
13 Chiswick End, Meldreth	S/2154/14	Full	1	0	1	0
Land rear of 13, 25, 27 & 29 Harston Road, Newton	S/2079/16	Full	1	0	1	0
Newton Vineyard, Cambridge Road, Newton	S/3529/17	Prior Notification	1	0	1	0
Methodist Church, Coles Lane, OAKINGTON AND WESTWICK	S/3270/15	Full	1	0	1	0
11-13 Lotfield Street, Orwell	S/1994/16	Full	1	0	1	0
16 Lotfield Street, Orwell	S/3064/15	Full	1	0	1	0
15 The Lanes, Over	S/0322/18	Full	0	-1	1	0
Ivy House, 12 Fen End, Over	S/0726/17	Full	1	0	1	0
Rear of 36 and 38 The Lanes, Over	S/1631/17	Full	2	0	2	0

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17, Overcote Road, Over	S/1672/16	Full	1	0	1	0
66 Station Road, Over	S/2252/16	Full	2	0	2	0
Barn to rear of 71 Station Road, Over	S/2927/18	Prior Notification	1	0	1	0
14 and 16 Mill Lane, Sawston	S/0030/18	Full	2	-2	4	0
Land adjacent to 2 Holme Way, Sawston	S/0970/18	Full	1	0	1	0
Cathrine House, 84A London Road, SAWSTON	S/4589/17	Full	4	0	4	0
30 High Street, Shepreth	S/3107/18	Full	2	1	1	0
Shardelows Farm, Mill Green, Horseheath	S/2826/17	Full	2	0	2	0
32 Boxworth End, Swavesey	S/1660/15	Full	1	0	1	0
11 Over Road, Swavesey	S/1661/16	Full	1	0	1	0
Land East of Allotments, Hale Road, Swavesey	S/1869/18	Full	1	0	1	0
8 Ramper Road, Swavesey	S/3525/18	Full	0	-1	1	0
Land adjacent to 134, 136 & 140 Boxworth End, Swavesey	S/3870/17, S/3871/17 & S/3905/17	Full	4	0	4	0
Willow, New England Farm, TADLOW	S/1157/17	Full	1	0	1	0
Teversham CofE VA Primary School, Church Road, TEVERSHAM	S/2210/16	Full	-1	0	-1	0
32 High Street, Toft	S/2599/14	Full	1	0	1	0

<b>Location</b>	<b>Planning Permission Number(s)</b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)
Margowen, High Street, Waterbeach	S/1301/17	Full	1	-1	2	0
11 High Street, WATERBEACH	S/2099/16	Full	2	0	2	0
3 Streetly End, West Wickham	S/1415/17	Full	1	0	1	0
Linnet Hall Barn, Weston Colville	S/4655/18	Prior Notification	1	0	1	0
Ermine Farm, Bridge Street, Whaddon	S/0447/16	Full	1	0	1	0
Farriers, Newton Road, Whittlesford	S/0570/17	Full	0	-1	1	0
17 Station Road, Whittlesford	S/1970/18	Full	1	0	1	0
18a Church Close, Whittlesford	S/2698/17	Full	0	-1	1	0
18 Royston Road, Whittlesford	S/2788/18	Full	1	-1	2	0
11 North Road, Whittlesford	S/3075/16	Full	1	0	1	0
Orchard Pond, 28 Royston Road, Whittlesford	S/4011/17	Full	2	0	2	0
30 Fen End, Willingham	S/1408/17	Full	1	0	1	0
Land to rear of 17-19A Green Street, Willingham	S/1874/07	Reserved Matters	5	0	1	4
12 Station Road, Willingham	S/3043/16	Full	2	0	2	0
Land adjacent to 155 Rampton Road, Willingham	S/3063/17	Reserved Matters	1	0	1	0
Land South of 106 Cambridge Road, Wimpole	S/1958/16	Full	1	0	1	0
<b>TOTAL</b>			<b>169</b>	<b>-10</b>	<b>173</b>	<b>6</b>

Figure 26: South Cambridgeshire – Small Sites of 9 dwellings or less (net) with planning permission not under construction at 31 March 2019

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Old GPO Building, land north of 11 Ermine Way, Arrington	S/0209/17	Full	1	0	0	1	
Existing petrol filling station and adjacent to 15 Ermine Way, Arrington	S/0365/18	Full	-1	0	0	-1	
17 Mill Lane, Arrington	S/1178/18	Full	4	0	0	4	
7 Church Lane, Arrington	S/3389/17	Full	0	0	0	0	
Land at Church End, Arrington	S/3462/16	Outline	2	0	0	2	Reserved matters for plot 2 (S/0411/19/RM) approved in August 2019. Reserved matters for plot 1 (S/3849/18/RM) submitted in December 2018.
Reeded Barns Farm, Cambridge Road, Babraham	S/2514/16	Full	3	0	0	3	
<a href="#">Land adjacent 6 Blacksmith's Close, Babraham</a>	<a href="#">S/2925/16</a>	<a href="#">Outline</a>	<a href="#">1</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">1</a>	<a href="#">Reserved matters to be submitted by March 2020.</a>
Land to the west of 10 Cambridge Road, Balsham	S/1818/17	Outline	1	0	0	1	Reserved matters to be submitted by November 2020.

<b>Location</b>	<b>Planning Permission Number(s)</b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)	<b>Comments</b>
4 High Street, Balsham	S/3124/16	Full	1	0	0	1	
Land adjacent to 13 Bartons Close, Balsham	S/3585/18	Full	1	0	0	1	
Barn at West Wickham Road, Balsham	S/4527/18	Prior Notification	1	0	0	1	
29 Shepreth Road, Barrington	S/1446/16	Full	3	0	0	3	
Land north west of 14 Orwell Road, Barrington	S/1519/18	Full	1	0	0	1	
14 Orwell Road, Barrington	S/1613/16	Full	1	0	0	1	
20 Foxton Road, Barrington	S/2149/18	Outline	1	0	0	1	Reserved matters to be submitted by July 2021.
31 West Green, Barrington	S/2933/18	Full	1	0	0	1	
Land to the Rear of Greenwood, Back Lane, Barrington	S/3127/17	Full	1	0	0	1	
9 Back Lane, Barrington	S/3779/17	Full	1	0	0	1	
Field Barn, Glebe Road, Barrington	S/4382/17	Prior Notification	1	0	0	1	
30 Shepreth Road, Barrington	S/4453/17	Full	1	0	0	1	
Land adjacent Chetwynd House, Camps Road, Bartlow	S/0558/18	Full	1	0	0	1	
Bartlow Park, Camps Road, Bartlow	S/3115/15	Full	1	0	0	1	

<b>Location</b>	<b>Planning Permission Number(s)</b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)	<b>Comments</b>
Land between 28 & 63 Kings Grove, Barton	S/0198/18	Outline	1	0	0	1	Reserved matters to be submitted by June 2021.
13 Mailes Close, Barton	S/3151/18	Outline	1	0	0	1	Reserved matters to be submitted by November 2021.
15 Comberton Road, Barton	S/4331/18	Outline	2	0	0	2	Reserved matters to be submitted by January 2022.
26 South End, BASSINGBOURN CUM KNEESWORTH	S/0331/15	Full	9	-1	0	10	
41 Fen Road, Bassingbourn	S/2256/16	Full	0	-1	0	1	
Tanus, Old North Road, Whaddon	S/4194/18	Full	0	0	0	0	
Garage site off Knutsford Road, Bassingbourn	S/4433/18	Outline	1	0	0	1	Reserved matters to be submitted by February 2022.
<a href="#">15 Old North Road, Bassingbourn</a>	<a href="#">S/2123/15</a>	<a href="#">Full</a>	<a href="#">2</a>	<a href="#">-3</a>	<a href="#">0</a>	<a href="#">5</a>	
Two Pots Cottages, St Neots Road, BOURN	S/4576/17	Full	1	0	0	1	
1 Short Street, Bourn	S/4765/18	Full	0	0	0	0	
<a href="#">Bourn Golf and Fitness Club, TOFT ROAD, BOURN</a>	<a href="#">S/2465/11</a>	<a href="#">Full</a>	<a href="#">4</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">4</a>	<a href="#">Material start made.</a>

<b>Location</b>	<b>Planning Permission Number(s)</b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)	<b>Comments</b>
50 Highfields Road, Highfields Caldecote	S/0729/16	Full	1	0	0	1	
Land to the West of Casa De Foseta, St. Neets Road, Dry Drayton	S/1524/16	Outline	6	0	0	6	Reserved matters for plot 4 (S/2451/19/RM) submitted in July 2019. Reserved matters for plot 5 (S/0925/19/RM) approved in July 2019. Reserved matters for plot 6 (S/1370/19/RM) approved in July 2019.
44 East Drive, Highfields Caldecote	S/1599/16	Outline	2	0	0	2	Reserved matters to be submitted by October 2019.
Clare Cottage, Main Street, Caldecote	S/1804/17	Full	0	0	0	0	
Next to Casa-de-Foseta, St Neets Road, Highfields Caldecote	S/1847/16 & S/0255/13	Full	4	2	0	2	
Land to the rear of 22 West Drive, Highfields Caldecote	S/2347/18	Outline	1	0	0	1	Reserved matters to be submitted by August 2021.

<b>Location</b>	<b>Planning Permission Number(s)</b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)	<b>Comments</b>
Leylands, Highfields Road, Highfields Caldecote	S/2411/17	Outline	2	0	0	2	Reserved matters to be submitted by December 2020.
Manor Farmhouse, Manor Farm, Main Street, Caldecote	S/2454/16	Full	1	0	0	1	
Childerley Gate Filling Station, St. Neots Road, Dry Drayton	S/3273/16	Outline	2	0	0	2	Reserved matters to be submitted by May 2021.
13 West Drive, Highfields Caldecote	S/4046/18	Full	0	0	0	0	
Gellys Wick, 38 East Drive, Highfields Caldecote	S/4450/18	Full	1	0	0	1	
The Barn, Highfields Farm, Highfields Caldecote	S/4466/17	Prior Notification	1	0	0	1	
6 Fenbridge, Great Cambourne	S/2719/17	Full	1	0	0	1	
Scrap Yard, Willingham Green Road, Carlton	S/4528/18	Full	4	0	0	4	
Land at Coopers Farm, Castle Camps	S/0274/17	Prior Notification	1	0	0	1	
8 Bartlow Road, Castle Camps	S/1268/18	Full	1	0	0	1	
Land South of Bartlow Road, Castle Camps	S/4469/17	Outline	5	0	0	5	Reserved matters to be submitted by February 2020.

<b>Location</b>	<b>Planning Permission Number(s)</b>	<b>Type of Planning Permission</b>	<b>Total Dwellings</b> (net number of dwellings)	<b>Built by 31 March 2019</b> (net number of dwellings)	<b>Under Construction at 31 March 2019</b> (net number of dwellings)	<b>Not Started at 31 March 2019</b> (net number of dwellings)	<b>Comments</b>
The Orchard, 2 Ermine Street, Caxton	S/0896/18	Full	1	0	0	1	
Land between 20 & 30 Bourn Road, Caxton	S/1227/17	Outline	1	0	0	1	Reserved matters to be submitted by June 2020.
Church Farm, Gransden Road, Caxton	S/1389/15	Full	2	0	0	2	
Caxton Baptist Chapel, Ermine Street, Caxton	S/2234/18	Full	1	0	0	1	
Firs Farm, St. Peters Street, Caxton	S/2294/16	Outline	8	0	0	8	Reserved matters to be submitted by August 2023.
21 Brockholt Road, Caxton	S/3012/17	Outline	1	0	0	1	Full planning permission (S/1423/19/FL) approved in August 2019.
30 Bourn Road, Caxton	S/4023/18	Full	0	0	0	0	
Land adjacent 18 St. Thomas Close, Comberton	S/0114/18	Full	1	0	0	1	
99 Whitwell Way, Coton	S/1019/18	Outline	1	0	0	1	Reserved matters to be submitted by June 2021.
9 The Footpath, Coton	S/04301/18	Full	2	0	0	2	
Fenleigh Farm, Smithy Fen, COTTENHAM	S/0172/18	Prior Notification	1	0	0	1	

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13 Ellis Close, Cottenham	S/0582/18	Outline	2	0	0	2	Reserved matters to be submitted by April 2020.
Land to the rear of 316 High Street, Cottenham	S/0891/18	Full	1	0	0	1	
Land rear of 129 High Street, Cottenham	S/1100/16	Outline	1	0	0	1	Lapsed, as reserved matters needed to be submitted by August 2019. This will be taken into account through the application of the lapse rate for non-delivery.
Land between 117 & 123 Histon Road, Cottenham	S/1225/17	Outline	1	0	0	1	Reserved matters (S/2689/19/RM) submitted in August 2019.
Land adjacent to 17 Orchard Close, Cottenham	S/1953/18	Reserved Matters	1	0	0	1	
The Orchards, Beach Road, Cottenham	S/2081/18	Full	1	0	0	1	
33 Margett Street, Cottenham	S/2530/16	Full	1	0	0	1	
Unit F2 Industrial Estate, Broad Lane, Cottenham	S/2728/18	Full	9	0	0	9	

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132 Rampton Road, Cottenham	S/2894/16	Full	1	0	0	1	
144-146 Histon Road, Cottenham	S/3003/18	Full	1	0	0	1	
Rear of 45 Telegraph Street, Cottenham	S/3047/16	Full	1	0	0	1	
Church Lane Farm, Church Lane, Cottenham	S/3172/18	Full	1	0	0	1	
Barn 1, Land Adj Setbroad Farm, Oakington Road, Cottenham	S/3244/18	Prior Notification	1	0	0	1	
Haelan Feld, Twentypence Road, Cottenham	S/3578/18	Prior Notification	1	0	0	1	
Brickyard Farm, Lower Road, Croydon	S/1121/17	Full	0	0	0	0	
Duck End Farm, Park Lane, Dry Drayton	S/1061/18, S/1998/17 & S/1999/17	Full and Prior Notification	4	0	0	4	
19 Park Street, Dry Drayton	S/1313/18	Full	0	0	0	0	
Church Farm, Park Street, DRY DRAYTON	S/3939/18	Prior Notification	5	0	0	5	
24 Parsonage Close, Duxford	S/2547/18	Full	2	0	0	2	
32 Ickleton Road, Duxford	S/2788/16	Full	0	0	0	0	
1 Common Farm Cottages, Elsworth	S/0790/16	Full	6	0	0	6	
14 Church Lane, Elsworth	S/3931/17	Full	1	0	0	1	

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82 Caxton End, Eltisley	S/3515/17	Full	1	-1	0	2	
Land to the rear of 32 High Street, Fen Ditton	S/1287/18	Full	1	0	0	1	
52 High Street, Fen Ditton	S/2614/17	Full	0	0	0	0	
Quy Water Farm, Quy Waters, Newmarket Road, FEN DITTON	S/3607/16	Full	0	0	0	0	
27 Cootes Lane, Fen Drayton	S/0408/17	Full	2	0	0	2	
Land adjacent to 9 Mill Road, Fen Drayton	S/0803/18	Full	3	0	0	3	
51 Middleton Way, Fen Drayton	S/1261/18	Full	4	0	0	4	
Ridgeleys Farm, HIGH STREET, FEN DRAYTON	S/1412/07	Full	4	0	0	4	Material start made.
Land to the rear of 47 Middleton Way, Fen Drayton	S/1949/18	Full	1	0	0	1	
10 Mill Road, Fen Drayton	S/2290/16	Full	2	1	0	1	
Land Rear of 49 Middleton Way, Fen Drayton	S/2452/17 & S/3919/18	Full	2	0	0	2	
13 Cootes Lane, Fen Drayton	S/2582/15	Full	2	1	0	1	
Land Rear Of 41 Middleton Way, Fen Drayton	S/2718/18	Full	1	0	0	1	
42 Middleton Way, Fen Drayton	S/3068/17	Full	2	0	0	2	
4 Mill Road, Fen Drayton	S/3609/16	Full	1	0	0	1	

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Appleacre Lodge, London Road, Fowlmere	S/3324/17	Lawful Development Certificate	8	0	0	8	
Pennwood, Long Lane, Fowlmere	S/3709/18	Full	1	0	0	1	
Land to the rear of 1 Westfield Road, Fowlmere	S/4112/17	Outline	1	0	0	1	Reserved matters to be submitted by March 2021.
Land North-East of 8 High Street, Foxton	S/1102/99	Full	2	1	0	1	
Everglades, Cambridge Road, Foxton	S/1375/17	Outline	2	0	0	2	Reserved matters to be submitted by June 2020.
Land to the rear of 59 Fowlmere Road, Foxton	S/1761/18	Outline	1	0	0	1	Reserved matters to be submitted by June 2021.
44 Fowlmere Road, Foxton	S/1763/16	Outline	2	0	0	2	Reserved matters (S/2181/19/RM) approved in August 2019.
64 Fowlmere Road, Foxton	S/4291/17	Full	1	0	0	1	
18 Station Road, Fulbourn	S/0346/19	Full	0	0	0	0	
2 Pierce Lane, Fulbourn	S/1524/18	Full	1	0	0	1	
17 Hinton Road, Fulbourn	S/1532/17	Full	1	0	0	1	
The Six Bells, 9 High Street, FULBOURN	S/2434/18	Full	1	0	0	1	

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5 Dogget Lane, Fulbourn	S/4557/18	Full	1	0	0	1	
Land adjacent to Springfields, Little Heath, Gamlingay	S/0141/19	Full	2	0	0	2	
Land adjacent to Campbell Farm Cottage, Little Heath, Gamlingay	S/0275/17	Full	1	0	0	1	
Barn on land south of Heath Road, Gamlingay	S/0332/18	Prior Notification	1	0	0	1	
Land adjacent 37 Everton Road, The Heath, Gamlingay	S/0535/18	Full	2	0	0	2	
16 Little Heath, Gamlingay	S/1075/17	Full	0	0	0	0	
23 Everton Road, The Heath, Gamlingay	S/1413/17	Full	1	0	0	1	
8a Little Heath, Gamlingay	S/1705/17	Full	1	0	0	1	
Land Adj Home Farm Cottage, Little Heath, Gamlingay	S/1707/17	Full	1	0	0	1	
Land Adjacent Rose Villa, Little Heath, Gamlingay	S/2000/17	Full	1	0	0	1	
Land to the north east of Fountain Farm, Park Lane, Gamlingay	S/2081/16	Outline	1	0	0	1	Full planning application (S/2482/19/FL) submitted in July 2019.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Land Adj Home Farm Cottage, Little Heath, GAMLINGAY, SG19 3LL	S/2241/17	Outline	2	0	0	2	Reserved matters to be submitted by November 2021.
27 Everton Road, The Heath, Gamlingay	S/2456/17 & S/3571/16	Full	2	0	0	2	
Woodview Farm, Potton Road, Mill Hill, GAMLINGAY	S/3019/18	Full	1	0	0	1	
Gamlingay Pharmacy, 37 Church Street, Gamlingay	S/3020/16	Full	1	0	0	1	
Land to the West of Shenandoah, Park Lane, GAMLINGAY	S/4031/17	Outline	1	0	0	1	Reserved matters to be submitted by January 2021.
49 Mill Street, Gamlingay	S/4142/18	Full	2	0	0	2	
53 CHURCH STREET, GAMLINGAY	S/4531/18	Full	1	0	0	1	
19 Everton Road, The Heath, Gamlingay	S/4546/17	Full	2	0	0	2	
<a href="#">I Q Eggs Ltd, Mulberry Farm, Hatley Road, Gamlingay</a>	<a href="#">S/2446/15</a>	<a href="#">Full</a>	<a href="#">1</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">1</a>	
<a href="#">12 Little Heath, GAMLINGAY</a>	<a href="#">S/3169/15</a>	<a href="#">Full</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	
50 Thornton Way, Girton	S/1601/18	Full	1	0	0	1	
1 Thornton Road, Girton	S/1788/18	Full	2	1	0	1	
Girton Womens Institute Hall, High Street, Girton	S/2365/16	Full	3	0	0	3	
14 Cambridge Road, Girton	S/2865/18	Full	0	-1	0	1	

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89 and 89a Cambridge Road, Girton	S/3220/18	Full	2	0	0	2	
144 Thornton Road, Girton	S/3245/15	Full	1	0	0	1	
4 Pepys Way, Girton	S/3960/17	Full	1	0	0	1	
Duck End Farm, Offord Road, GRAVELEY	S/0743/16	Full	1	0	0	1	
Land to rear of Strawberry Farm, Pampisford Road, Abington	S/1433/16	Outline	8	0	0	8	Reserved matters application (S/1213/19/RM) submitted in March 2019.
26 South Road, Abington	S/3755/18	Full	1	0	0	1	
Adjacent to 8 Chalky Road, Great Abington	S/4623/18	Full	1	0	0	1	
Land Between 2 And 4 High Street, Great Eversden	S/0805/18	Full	1	0	0	1	
9 Chapel Road, Great Eversden	S/1689/16	Prior Notification	1	0	0	1	
Reed House, 1 London Road, Great Shelford	S/0108/19	Full	1	0	0	1	
125 Cambridge Road, Great Shelford	S/0274/19 & S/3480/17	Full	9	-10	0	109	
32 Coppice Avenue, Great Shelford	S/0960/18	Full	0	0	0	0	
2A London Road, Great Shelford	S/1014/17	Full	1	0	0	1	

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37 Westfield Road, Great Shelford	S/1637/18	Full	0	0	0	0	
Macaulay Avenue garage block site, Great Shelford	S/1769/17	Outline	3	0	0	3	Full planning application (S/2754/19/FL) submitted in August 2019.
160 Cambridge Road, Great Shelford	S/2175/18	Full	4	0	0	4	
Land to the East of Granhams Farm, Granhams Road, GREAT SHELFORD	S/2449/18	Full	4	0	0	4	
150 Cambridge Road, Great Shelford	S/2516/16	Outline	1	0	0	1	Full planning application (S/1781/19/FL) submitted in June 2019.
275 Hinton Way, Great Shelford	S/2529/18	Full	0	0	0	0	
46 Cambridge Road, Great Shelford	S/3553/18	Full	0	0	0	0	
197 Hinton Way, Great Shelford	S/4707/18	Full	-1	0	0	-1	
24 Coppice Avenue, Great Shelford	S/4733/18	Full	0	0	0	0	

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Carpenters Arms, 10 High Street, Great Wilbraham	S/0561/18	Full	1	0	0	1	
23 Pound Green, Guilden Morden	S/0400/18	Full	1	0	0	1	
Lodge Farm, 2 Silver Street, Guilden Morden	S/1563/17	Full	1	0	0	1	
Land adjoining 11 Dubbs Knoll Road, Guilden Morden	S/1586/17	Outline	2	0	0	2	Reserved matters to be submitted by December 2020.
Land at Spring House, Cold Harbour Farm, Cold Harbour, Ashwell	S/4577/17	Full	1	0	0	1	
Green Knoll Farm, Potton Road, Guilden Morden	S/4749/18	Prior Notification	1	0	0	1	
303 St. Neots Road, Hardwick	S/0629/17	Full	1	0	0	1	
18 Hall Drive, Hardwick	S/1549/15	Outline	1	0	0	1	Reserved matters application (S/1331/19/FL) approved in August 2019.
339 St. Neots Road, Hardwick	S/2665/17	Full	2	0	0	2	
<a href="#">44 Main Street, Hardwick</a>	<a href="#">S/2935/15</a>	<a href="#">Full</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	
83 High Street, Harlton	S/1410/18	Full	1	0	0	1	
Burnt Farm, High Street, Harlton	S/3367/18	Full	6	0	0	6	
19 Royston Road, Harston	S/0370/17	Full	1	0	0	1	

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Land to the South of Roebourne house, 11 ROYSTON ROAD, HARSTON	S/0774/09	Reserved Matters	1	0	0	1	Material start made.
25 Royston Road, Harston	S/1952/18	Outline	2	0	0	2	Reserved matters to be submitted by July 2021.
Church Street Stores, 21 Church Street, Haslingfield	S/0611/18	Full	1	0	0	1	
115 New Road, Haslingfield	S/2689/15	Full	0	-1	0	1	
67 New Road, Haslingfield	S/3053/18	Full	1	0	0	1	
45 Church Street, Haslingfield	S/3622/16	Full	1	0	0	1	
The Village Hall, Church Road, Hauxton	S/0567/18	Full	1	0	0	1	
63 Fowlmere Road, HEYDON	S/3025/16	Full	1	0	0	1	
Land south of 43 St. Audreys Close, Histon	S/0179/18	Outline	1	0	0	1	Full planning application (S/1829/19/FL) submitted in May 2019.
1 Nuns Orchard, Histon	S/0473/17	Full	1	0	0	1	
1 Garden Walk, Histon	S/0623/18	Outline	2	0	0	2	Reserved matters to be submitted by May 2021.
55 Narrow Lane, Histon	S/1159/17	Full	2	0	0	2	

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Land at Rear of 130 Cottenham Road, Histon	S/1615/18	Full	1	0	0	1	
66-68 Station Road, HISTON	S/2697/17	Full	2	0	0	2	
Land Rear of 8 Cottenham Road, Histon	S/4578/17	Full	1	0	0	1	
Eye Hall Farm, Clayhithe Road, Horningsea	S/3117/18	Full	2	0	0	2	
Land East of Cartref, Cardinals Green, Horseheath	S/1241/18	Prior Notification	1	0	0	1	
1 Limberhurst Court, Haverhill Road, Horseheath	S/2978/16	Full	1	0	0	1	
Land to the rear of 11 Coploe Road, Ickleton	S/0312/18	Outline	1	0	0	1	Reserved matters to be submitted by April 2021.
Harlequin House, 43 Abbey Street, Ickleton	S/4543/17	Full	1	0	0	1	
Railway Vue, 163 Station Road, Impington	S/1767/18	Full	2	0	0	2	
Land at Arbury Orchard, Cambridge Road, Impington	S/2150/05	Reserved Matters	1	0	0	1	
Agricultural Dwelling, Kingston Pastures Farm, Old Wimpole Road, KINGSTON	S/3212/15	Prior Notification	3	0	0	3	
2 Kingston Barns, Bourn Road, KINGSTON	S/3662/18	Prior Notification	1	0	0	1	

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Kingston Pastures Farm, Old Wimpole Road, KINGSTON	S/4133/17	Prior Notification	2	0	0	2	
3 Kingston Wood Farm Cottages, Ermine Way, Arrington	S/4290/18	Full	0	0	0	0	
Buildings at Manor Farm Barn, HIGH STREET, KNAPWELL	S/0554/98	Full	2	1	0	1	
Land between 60-70 High Street, Landbeach	S/3489/18	Full	2	0	0	2	
1 Horseheath Road, Linton	S/0793/18	Full	6	0	0	6	
Mill House, 32 Mill Lane, Linton	S/1035/18 & S/1217/18	Full	2	0	0	2	
1 Rivey Way, Linton	S/1520/16	Full	1	0	0	1	Material start made.
37 Bartlow Road, Linton	S/1892/18	Full	1	0	0	1	
12 Brinkman Road, Linton	S/1907/17	Full	0	0	0	0	
5 Balsham Road, LINTON	S/2440/18	Full	1	0	0	1	
Land adjacent 8 Green Lane, Linton	S/3524/17	Full	1	0	0	1	
13 -15 High Street, Linton	S/4209/18	Full	1	0	0	1	
Land adjacent to The Old Bakery, Church Street, Litlington	S/1730/18	Full	1	0	0	1	Material start made.
Back Cottage, Malting Lane, Litlington	S/2295/18	Full	1	0	0	1	

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Longview, 1 Manor Farm Barns, Cockhall Lane, LITLINGTON	S/3702/18	Reserved Matters	1	0	0	1	
27 Cambridge Road, Abington	S/0261/16	Full	2	0	0	2	
38 Church Lane, Abington	S/2225/16	Full	0	0	0	0	
16 Harlton Road, Little Eversden	S/1331/17	Full	1	1	0	0	
Church Farm, Church Lane, Little Eversden	S/1994/18	Full	1	0	0	1	
Land East of 12 Church Lane, Little Eversden	S/2512/15	Full	1	0	0	1	
The Garage, 66 Main Road, Little Gransden	S/0660/16	Full	1	0	0	1	
Adj to 34 Church Street, Little Gransden	S/0906/17	Outline	1	0	0	1	Reserved matters to be submitted by July 2021.
Land West of 2-8 Church Street, Little Gransden	S/2348/17	Full	1	0	0	1	
34 Church Street, Little Gransden, Sandy, Cambridgeshire, SG19 3DU	S/04757/18	Full	0	0	0	0	
Deeping Cottage, London Road, Six Mile Bottom	S/2320/18	Full	2	0	0	2	
Long Acre, Robins Lane, Lolworth	S/1746/17	Full	1	0	0	1	

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Lyndhurst, Station Road, Longstanton	S/2122/17	Full	1	0	0	1	
Land rear of The Retreat, Fewes Lane, Longstanton	S/2439/18	Full	1	0	0	1	
Land at Hazlewell Farm, Bar Road, <a href="#">Lolworth Longstanton</a>	S/2894/17	Full	0	-2	0	2	
3 Haddows Close, Longstanton	S/2930/18	Full	3	-1	0	4	
6 St. Michaels, Longstanton	S/3624/18	Full	1	0	0	1	
Ryecroft Nursery, Station Road, Longstanton	S/4679/18	Reserved Matters	1	0	0	1	
Land Adjacent To 2 Railway Cottages, Station Road, Longstanton, CB24 3DS	S/4803/18	Full	1	0	0	1	
48 OLD NORTH ROAD, LONGSTOWE	S/0658/13	Full	0	1	0	-1	
Wrights Farm House, High Street, Longstowe	S/2426/18	Full	1	0	0	1	
The Beeches, 63 High Street, Longstowe	S/3855/17	Full	5	0	0	5	
20 Fordham Way, Melbourn	S/1404/17	Full	1	0	0	1	
1-3 Station Road, Melbourn	S/1597/16	Full	1	0	0	1	
Ruboic, The Flint, Newmarket Road, Heydon	S/1692/14	Full	0	-1	0	1	
45 Water Lane, Melbourn	S/2870/18	Full	1	0	0	1	

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Westfield Orchard, Melbourn Bypass, MELBOURN	S/2972/16	Full	0	0	0	0	
19 Hale Close, Melbourn	S/4035/17	Full	1	0	0	1	
70 Whitecroft Road, Meldreth	S/0241/18	Full	8	0	0	8	
Land adjacent to 27 Howard Road, Meldreth	S/0757/18	Full	1	0	0	1	
Land to rear of 19a & 21a Whitecroft Road, Meldreth	S/0914/18	Reserved Matters	2	0	0	2	
Land Between Burtons and West Way, Off Whaddon Road, Meldreth	S/2939/16	Full	5	0	0	5	
Fenny Lane Farm, Fenny Lane, Meldreth	S/3418/18	Prior Notification	4	0	0	4	
Scrapyard, Chiswick End, Meldreth	S/3529/16	Outline	6	0	0	6	Reserved matters to be submitted by February 2021.
Land Rear of 30 Chiswick End, Meldreth	S/4058/17	Outline	2	0	0	2	Reserved matters to be submitted by June 2021.
2 Cambridge Road, MILTON	S/0278/18	Full	3	0	0	3	
7 High Street, Milton	S/0700/18	Full	2	0	0	2	
26 Cambridge Road, MILTON	S/0819/17	Full	1	0	0	1	
Land at 13 High Street, Milton	S/1196/18	Full	1	0	0	1	

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Land to the rear of 1 Benet Close, Milton	S/2989/17	Outline	1	0	0	1	Full planning permission (S/1999/19/FL) approved in July 2019.
Meadow Farm, Ely Road, Milton	S/3257/18	Full	1	0	0	1	
The Black House, Chesterton Fen Road, MILTON	S/3280/18	Full	0	0	0	0	
57 Longstanton Road, Oakington	S/0994/16	Reserved Matters	1	-1	0	2	
2-4 Water Lane, Oakington	S/1250/18	Full	4	0	0	4	
27-29 LONGSTANTON ROAD, OAKINGTON	S/1349/12	Full	1	0	0	1	
Land adjacent to 13 Station Road, Oakington	S/4786/18	Full	1	0	0	1	
Former Golf Club House, Malton Golf Course, Malton Lane, Meldreth	S/2559/18	Full	1	0	0	1	
Land at 11 Hillside, Orwell	S/4061/17	Full	2	0	0	2	
Garage Site rear of 45 & 47 Meadowcroft Way, Orwell	S/4095/17	Outline	2	0	0	2	Reserved matters to be submitted by June 2021.
Land between 69 & 75 High Street, Orwell	S/4756/18	Full	1	0	0	1	
57 The Lanes, Over	S/0474/17	Full	1	0	0	1	

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45 High Street, Over	S/1224/18	Full	5	0	0	5	
Charter Cottage, Horseware, Over	S/1883/18	Full	1	0	0	1	
3 Longstanton Road, Over	S/2341/18	Full	1	0	0	1	
4 Lowburyholme Road, Over	S/2616/18	Full	1	0	0	1	
Barn off Hitherford, Over	S/4185/17	Prior Notification	1	0	0	1	
Former Community Hall, Ermine Street South, Papworth Everard	S/0151/16 & S/0349/16	Full	2	0	0	2	
Police Station, Ermine Street South, Papworth Everard	S/1400/16	Reserved Matters	2	0	0	2	
Land between Church Lane and Ermine Street South, Papworth Everard	S/2417/16	Prior Notification	-1	0	0	-1	Material start made.
38 Cow Lane, Rampton	S/0304/17	Full	2	0	0	2	
Land at Fox Corner, Rampton Road, Rampton	S/1275/17	Prior Notification	1	0	0	1	
45 King Street, Rampton	S/2632/14	Full	2	0	0	2	
24 Springfield Road, Sawston	S/0705/17	Full	1	0	0	1	
45 High Street, Sawston	S/2572/18	Full	-1	0	0	-1	
Annexe, 1 St. Marys Road, Sawston	S/2811/17	Full	1	0	0	1	
15 Deal Grove, Sawston	S/2849/18	Full	1	0	0	1	
52 High Street, Sawston	S/2979/17	Full	2	0	0	2	

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Rear of 64 & 66 New Road, Sawston	S/4574/17	Full	2	0	0	2	
Land Rear of 80 Meldreth Road, Shepreth	S/0545/18	Full	1	0	0	1	
11 Meldreth Road, Shepreth	S/1033/18	Full	2	0	0	2	
Pithayes, 2 Frog End, Shepreth	S/2351/18	Full	1	0	0	1	
Barns 1/2 Cherry Tree Field, Shepreth Road, SHEPRETH	S/2685/18	Prior Notification	2	0	0	2	
Land North of 7 Angle Lane, Shepreth	S/2786/16	Full	1	0	0	1	
Sunavon, High Street, Shingay Cum Wendy	S/4827/18	Full	0	0	0	0	
Mill Green Meadow, Mill Green, Horseheath	S/2575/17	Prior Notification	1	0	0	1	
Barns south of Lower Cardinals Cottage, Cardinals Green, Horseheath	S/2671/18	Full	1	0	0	1	
The Oaks, Blacksmiths Lane, Shudy Camps	S/4579/17	Full	1	0	0	1	
13 Gog Magog Way, Stapleford	S/0042/17	Full	0	0	0	0	

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57 London Road, Stapleford	S/2338/18	Outline	1	0	0	1	Reserved matters application (S/2695/19/RM) submitted in August 2019.
43 London Road, Stapleford	S/4032/17	Full	1	0	0	1	
33 Bar Lane, Stapleford	S/4426/17	Full	2	0	0	2	
66 Station Road, Steeple Morden	S/0402/18	Prior Notification	1	0	0	1	
19 North Brook End, Steeple Morden	S/1379/18	Prior Notification	1	0	0	1	
130 Hay Street, Steeple Morden	S/2643/18	Full	1	0	0	1	
Land North of BOGS GAP LANE, adj Northbrooke End, Steeple Morden	S/3897/17	Full	2	0	0	2	
100 Middle Watch, Swavesey	S/0714/16	Full	1	0	0	1	
19 Wallmans Lane, Swavesey, CAMBRIDGE, CB24 4QY	S/1048/16	Full	2	0	0	2	
68 Boxworth End, Swavesey	S/1345/17	Prior Notification	1	0	0	1	
LAND TO THE REAR OF 11 School Lane, Swavesey	S/1868/17	Full	2	0	0	2	
10 Boxworth End, Swavesey	S/2553/13	Full	1	0	0	1	

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Land Adjacent to the Cygnus Business Park, Swavesey	S/3022/17	Full	2	0	0	2	
Barn to rear of 126 Boxworth End, Swavesey	S/3797/17	Full	1	0	0	1	
White Willows, Hale Road, Swavesey	S/4057/18	Full	1	0	0	1	
Rosegate Farm, 36 Rose and Crown Road, Swavesey	S/4273/18	Outline	1	0	0	1	Reserved matters to be submitted by January 2022.
New England Farm Road, Tadlow	S/4700/18	Prior Notification	1	0	0	1	
Numbers 1 and 3 Pembroke Way, Teversham	S/2454/18	Full	3	0	0	3	
Land adjacent to 5 Tamarin Gardens, Teversham	S/3116/18	Full	1	0	0	1	
38 High Street, Teversham	S/3312/17	Full	1	0	0	1	
7 Church Road, Teversham	S/4596/17	Full	-1	0	0	-1	
New Barn, Brook Road, Thriplow	S/3534/18	Prior Notification	3	0	0	3	
<a href="#">Bacons Farmhouse, Church Street, Thriplow</a>	<a href="#">S/3202/15</a>	<a href="#">Full</a>	<a href="#">1</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">1</a>	
Land rear of 2 High Street, Toft	S/2716/16	Full	1	0	0	1	
Land adjacent to 80 West Street, Comberton	S/3045/17	Full	1	0	0	1	

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Land to the rear of 10A Rosemary Road, Waterbeach	S/0193/19	Full	9	0	0	9	
Hall Farm Stables, Cambridge Road, Waterbeach	S/0252/15	Full	1	0	0	1	
47 Capper Road, Waterbeach	S/0384/17	Full	1	0	0	1	
3 Primrose Lane, Waterbeach	S/0665/18	Outline	1	0	0	1	Reserved matters to be submitted by April 2021.
37 Way Lane, Waterbeach	S/1086/17	Full	1	0	0	1	
Land adjacent 30 & 32 Burgess Road, Waterbeach	S/1943/18	Full	2	0	0	2	
Land to rear of 31 and 33 Burgess Road, Waterbeach	S/3352/17	Full	2	0	0	2	
Field View Farm, Chittering Drove, WATERBEACH	S/3358/18	Full	0	0	0	0	
Fenland, Bannold Road, WATERBEACH	S/3635/18	Full	0	0	0	0	
14 Bannold Road, Waterbeach	S/4094/17	Full	1	0	0	1	
37 Capper Road, Waterbeach	S/4153/18	Full	1	0	0	1	
1 Flint Cottages, Ely Road, Waterbeach	S/4217/17	Full	1	0	0	1	

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Land west of 13 Burton End, West Wickham	S/0507/18	Outline	5	0	0	5	Reserved matters permission (S/0619/19/RM) approved in May 2019.
47 High Street, West Wickham	S/3212/18	Full	1	0	0	1	
The Meadow, Streetly End, West Wickham	S/3740/17	Outline	1	0	0	1	Reserved matters to be submitted by December 2019.
Adjacent 27 Six Mile Bottom Road, West Wrating	S/3951/17	Full	4	0	0	4	
Mines Park, Chapel Road, Weston Colville	S/1311/16	Full	3	0	0	3	
Homewards, Chapel Road, Weston Colville	S/1359/16	Full	1	0	0	1	
14 Horseshoes Lane, Weston Colville	S/2593/16	Outline	1	0	0	1	Reserved matters to be submitted by January 2020.
32 Royston Road, Whittlesford	S/0461/17	Full	0	0	0	0	
Land at 83, Moorfield Road, Duxford	S/2633/17	Full	2	0	0	2	
Aerodrome Service Station, 38 Royston Road, Whittlesford	S/3209/18	Full	-1	0	0	-1	

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<a href="#">Harefield Nursery, Newton Road, Whittlesford</a>	<a href="#">S/0829/16</a>	<a href="#">Prior Notification</a>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>	
Land to the west of 168 Rampton Road, Willingham	S/0595/17	Full	2	0	0	2	
Foxes Meadow, Priest Lane, Willingham	S/0671/18	Reserved Matters	0	0	0	0	
Land Between Shepherds Court & 29 Schole Road, Willingham	S/1238/17	Outline	8	0	0	8	Reserved matters application (S/2760/19/RM) submitted in July 2019.
Adj Highgate Farm, Over Road, Willingham	S/1836/18	Reserved Matters	1	0	0	1	
Adjacent 167 Station Road, Willingham	S/2112/17	Outline	2	0	0	2	Reserved matters to be submitted by March 2021.
178 Station Road, Willingham	S/2620/16	Outline	1	0	0	1	Reserved matters to be submitted by February 2020.
Middle Fen Cottage, Earith Road, Willingham	S/2621/16	Full	0	-1	0	1	
74 Fen End, Willingham	S/2700/16	Full	2	0	0	2	

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Land West of 120 Rampton Road, Willingham	S/2828/17	Outline	1	0	0	1	Reserved matters permission (S/2165/19/RM) approved in August 2019.
Rear of 17-19A Green Street, Willingham	S/3032/16	Outline	2	0	0	2	Reserved matters to be submitted by January 2020.
Rear of 130 Rampton Road, Willingham	S/4070/18	Full	1	0	0	1	
124 Rampton Road, Willingham	S/4280/17	Outline	1	0	0	1	Reserved matters permission (S/1627/19/RM) approved in July 2019.
132 Rampton Road, Willingham	S/4413/18	Reserved Matters	1	0	0	1	
<a href="#">33 Earith Road, Willingham</a>	<a href="#">S/4670/18</a>	<a href="#">Full</a>	<a href="#">1</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">1</a>	
71 Cambridge Road, Wimpole	S/3706/18	Full	1	0	0	1	
Lazy Dayz, 113 Cambridge Road, Wimpole	S/4223/17	Full	1	0	0	1	
121 Cambridge Road, Wimpole	S/4225/17	Full	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
TOTAL			<u>528539</u>	<u>-3-5</u>	0	<u>531544</u>	A lapse rate of 10% for non-delivery has been applied, therefore <u>478-490</u> dwellings anticipated from these sites.