

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF EXECUTIVE / CHIEF OFFICER DECISION**

This form should be used to record key decisions made by Chief Officers and both key and other decisions made by individual Portfolio Holders. The contact officer will ensure that the signed and completed form is given to Democratic Services as soon as reasonably practicable after the decision has been taken.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that this decision be treated as a matter of urgency under Rule 12.19 of the Scrutiny and Overview Committee Procedure Rules, this decision will come into force, and may then be implemented, on the expiry of five working days after the publication of the decision, unless called in under Rule 7 of the Budget and Policy Framework Procedure Rules or Rule 12 of the Scrutiny and Overview Committee Procedure Rules.

Portfolio	Planning
Subject Matter	Greater Cambridge Housing Trajectory and Five-Year Housing Land Supply Calculations for Greater Cambridge
Ward(s) Affected	All
Date Taken	1 November 2019
Contact Officer	Caroline Hunt, Strategy & Economy Manager, 01954 713196, caroline.hunt@scams.gov.uk Jenny Nuttycombe, Senior Planning Policy Officer, 01954 713184, jenny.nuttycombe@scams.gov.uk
Key Decision?	This is not a key decision, however the joint housing trajectory will have an effect on all communities living or working in the district.
In Forward Plan?	No.
Urgent?	No.

Purpose / Background
<p>Purpose</p> <ol style="list-style-type: none"> 1. The purpose of this report is: <ol style="list-style-type: none"> (a) To agree the Statement of Consultation (Appendix 1 of this decision) on the Greater Cambridge Housing Trajectory and Five-Year Housing Land Supply document including a summary of representations and the Councils' responses, and consequential and other necessary modifications. (b) To agree the final Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document and Annex (Appendices 2 and 3 of this decision) to be published on the Councils' websites. The Greater Cambridge housing trajectory and five year housing land supply calculations have been prepared jointly with Cambridge City Council, consistent with the adopted Local Plans. (c) To delegate any further minor editing changes to the Statement of Consultation and Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document and Annex to the Joint Director for Planning and Economic Development where they are technical matters. 2. In January 2019, Cabinet agreed that the Greater Cambridge housing trajectory and five year

supply calculations would be agreed by the Cabinet Member for Planning via a decision outside of a meeting (together with the Executive Member for Planning Policy at Cambridge City Council).

Greater Cambridge Housing Trajectory and Five Year Housing Land Supply

3. The government through national planning policy requires that all local planning authorities identify sufficient deliverable sites to deliver a minimum of five years worth of housing against their housing requirement, as set out in their Local Plans. The Greater Cambridge housing trajectory is used by Cambridge City Council and South Cambridgeshire District Council to calculate their five-year housing land supply and also to demonstrate that anticipated housing delivery will meet or exceed their housing requirement.
4. The approach to considering the five-year housing land supply for Greater Cambridge is set out in Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018. The Inspectors that examined both Local Plans 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, using a 20% buffer and the Liverpool methodology.
5. The Councils have prepared the Greater Cambridge housing trajectory and five-year supply calculations based on national planning policy and guidance for housing trajectories, five-year supply calculations and Annual Position Statements. Although their document 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, including by engaging with landowners, developers and agents, and undertaking wider public consultation.
6. The Greater Cambridge housing trajectory and five-year housing land supply calculations show that jointly for Greater Cambridge, the Councils can demonstrate a five-year housing land supply, using the Liverpool methodology and 20% buffer. The Councils jointly have 5.3 years of housing land supply for the 2019-2024 five-year period. 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, and therefore it is likely that the five-year housing land supply for Greater Cambridge is in practice greater.
7. National planning policy and guidance sets out the circumstances where planning policies should be considered out of date when making decisions on planning applications, and this includes where the Council cannot demonstrate a five-year housing land supply. On the basis of the five year supply calculations in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (which is Appendix 2 of this decision), this does not apply to Cambridge or South Cambridgeshire, as the Councils can demonstrate a five year supply, and decisions should therefore be made in accordance with the up to date development plans adopted in 2018.
8. Together, the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. The housing trajectory shows that 38,402 dwellings are expected to be delivered between 2011 and 2031, and that anticipated housing delivery within each Council's area is more than its respective housing requirement.

Public Consultation

9. Through the public consultation on the Greater Cambridge Housing Trajectory and Five Year

Housing Land Supply – Main Document and Annex, 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](#).

10. The main issues raised through the representations received were:

- 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 named sites;
- the approach used to develop typical assumptions for lead-in times and build-out rates; and the approach used to develop lapse rates; and
- the forecast housing delivery from the windfall allowance.

11. Alongside the representations received during the public consultation, 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. These comments have been considered alongside the representations received during the public consultation.

12. The Statement of Consultation (Appendix 1 of this decision) provides 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 any factual updates that have been made to the Main Document and / or Annex.

Next Steps

13. Once agreed by Cabinet Member for Planning at South Cambridgeshire District Council and the Executive Member for Planning Policy at Cambridge City Council, the final Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document and Annex (November 2019) will be published on both Councils' websites.

Declaration(s) of Interest

Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.

None.

Dispensation(s)

In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Monitoring officer or Civic Affairs Committee.

None.

Consultation

Record below all parties consulted in relation to the decision.

The Greater Cambridge housing trajectory includes individual delivery timetables for each of the adopted allocations and unallocated sites of 10 or more dwellings, and for each of these sites a letter and questionnaire was sent to the housebuilder, developer, landowner or agent of the site to gather details on the deliverability of their site and their expected delivery timetable for the site.

The Greater Cambridge housing trajectory and five year supply calculations was subject to public consultation for 4 weeks from 16 September to 14 October 2019, which is consistent with the process set out for public consultation on Annual Position Statements in the Greater Cambridge Statement of Community Involvement (July 2019).

Other Options Considered and Reasons for Rejection

To not publish the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document, Annex and / or Consultation Statement.

Reason for Rejection: National planning policy and guidance requires that a local planning authority should identify and update annually at least a 5 year supply of specific deliverable housing sites. A new housing trajectory is required to establish the Greater Cambridge five-year housing land supply for the purposes of making planning decisions. In addition, South Cambridgeshire District Council has three planning appeals for developments at: Cambridge Road, Melbourn; New Road, Over; and Mill Lane, Sawston where the appellants are challenging the Council's five year housing land supply. The hearing for Cambridge Road, Melbourn is on 12 November 2019 and the hearing for New Road, Over is on the 28 November 2019. The assumptions made by the Councils' on the deliverability of sites will be challenged through these appeals and therefore by publishing the updated Greater Cambridge housing trajectory and five-year supply calculations, the Councils will be able to use the most up-to-date information for these appeals.

Final decision	Reason(s)
<p>That the Cabinet Member for Planning agrees:</p> <ul style="list-style-type: none"> a. the Statement of Consultation (Appendix 1 of this decision) on the Greater Cambridge Housing Trajectory and Five-Year Housing Land Supply document including a summary of representations and the Councils' responses, and consequential and other necessary modifications. b. the final Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document and Annex (Appendices 2 and 3 of this decision) to be published on the Councils' websites. c. to delegate any further minor editing changes to the Statement of Consultation and Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document and Annex to the Joint Director for 	<p>The Greater Cambridge housing trajectory is used by the Councils to calculate their five-year housing land supply and to demonstrate that anticipated housing delivery will meet or exceed the housing requirements set out in their Local Plans.</p> <p>The Greater Cambridge housing trajectory and five-year housing land supply calculations show that jointly for Greater Cambridge, the Councils can demonstrate a five-year housing land supply, using the Liverpool methodology and 20% buffer. The Councils jointly have 5.3 years of housing land supply for the 2019-2024 five-year period.</p>

Planning and Economic Development where they are technical matters.	
---	--

Signed	Name (CAPITALS)	Signature	Date
Portfolio Holder	CLLR TUMI HAWKINS		
Chief Officer	STEPHEN KELLY		

Further Information
<p>Appendices</p> <p>Appendix 1: Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Statement of Consultation (November 2019)</p> <p>Appendix 2: Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019)</p> <p>Appendix 3: Greater Cambridge Housing Trajectory and Five Year Housing Land Supply - Annex (November 2019)</p> <p>Background Papers</p> <p>National Planning Policy Framework (February 2019): www.gov.uk/government/publications/national-planning-policy-framework--2</p> <p>National Planning Practice Guidance – Housing Supply and Delivery: www.gov.uk/guidance/housing-supply-and-delivery</p> <p>South Cambridgeshire Local Plan (adopted September 2018): www.scambs.gov.uk/localplan2018</p> <p>Greater Cambridge Statement of Community Involvement (July 2019): www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/statement-of-community-involvement/</p> <p>Local Plan and Housing Monitoring Update – report to Cabinet (January 2019): https://scambs.moderngov.co.uk/ieListDocuments.aspx?CId=293&MId=7362&Ver=4</p> <p>Five Year Housing Land Supply Calculations for Greater Cambridge, and Housing Delivery Test Action Plan for South Cambridgeshire – decision report (September 2019): https://scambs.moderngov.co.uk/ieDecisionDetails.aspx?Id=11146</p>