# Greater Cambridge Housing Trajectory and Five Year Housing Land Supply

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# Notes

This document is available to view on the Greater Cambridge Shared Planning website.

# Executive Summary

i. This 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. Greater Cambridge consists of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council.

ii. On the basis of the information included within this document, the two local planning authorities can demonstrate that they will meet their individual housing requirements for 2011-2031 as set out in the Cambridge Local Plan 2018 (adopted in October 2018) and South Cambridgeshire Local Plan 2018 (adopted in September 2018). Together, as Greater Cambridge the two planning authorities can demonstrate a five year housing land supply. **The Councils jointly have 6.1 years of housing land supply for the 2021-2026 five year period.**

iii. On the basis of the five year supply calculations in this document and from the date of this document (1 April 2021), policies in the Cambridge and South Cambridgeshire Local Plans are not deemed out of date through the operation of footnote 7 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in February 2019).

# 1. Introduction

1. To support the Government's objective of significantly boosting the supply of housing, it is important that a sufficient amount of land can come forward where it is needed and that land with planning permission is developed without unnecessary delays. Housing trajectories are used by Councils to demonstrate that anticipated housing delivery will meet or exceed the housing requirement set out in their Local Plan (or Local Development Framework), and also to calculate their five year housing land supply.

2. Through paragraph 73 of the National Planning Policy Framework (NPPF), published in February 2019, the Government requires that all local planning authorities identify sufficient specific deliverable sites to deliver a minimum of five years' worth of housing against their requirement set out in their adopted development plan (or against local housing need where their requirement is more than five years old). Paragraph 73 also sets out a requirement to provide an additional buffer of 5%, 10% or 20% depending on specific circumstances.

3. 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 (which is the term used to describe Cambridge and South Cambridgeshire together) reflecting the joint development strategy across the two Local Plans, using a 20% buffer and the Liverpool methodology. The Inspectors' Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, housing delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing land supply and delivery should be considered jointly.

4. The Councils have prepared the Greater Cambridge housing trajectory and their 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 and five year supply calculations.

5. The five year housing land supply for 2021-2026 (as set out in this document) should be used when making planning decisions from the date of publication of this document (1 April 2021).

# 2. Housing Requirements and Housing Completions

6. 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, which is an annualised average of 700 dwellings per year. 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, which is an annualised average of 975 dwellings per year.

7. The NPPG (updated in July 2019, Paragraph: 014 Reference ID: 68-014-20190722) requires that any assessments of five year housing land supply include total net completions from the base date of the Local Plan, broken down by types of development (e.g. affordable housing).

## Housing Completions 2011-2020

8. The total net completions by year between 1 April 2011 and 31 March 2020 for Cambridge and South Cambridgeshire are shown in the Greater Cambridge housing trajectory (see Figure 2). However, Figure 1 (below) provides a breakdown of the total net completions by area, monitoring year (1 April to 31 March) and as either market or affordable dwellings.

Figure 1: Total Net Completions by Area, Year and by Market/Affordable Dwellings

(a) Greater Cambridge

| **Tenure of Dwelling / Year** | **2011-2012** | **2012-2013** | **2013-2014** | **2014-2015** | **2015-2016** | **2016-2017** | **2017-2018** | **2018-2019** | **2019-2020** |
|---|---|---|---|---|---|---|---|---|---|
| Market | 807 | 900 | 1,375 | 1,057 | 1,134 | 1,153 | 1,010 | 1,328 | 983 |
| Affordable | 228 | 125 | 572 | 526 | 429 | 574 | 847 | 686 | 578 |
| **Total** | **1,035** | **1,025** | **1,947** | **1,583** | **1,563** | **1,727** | **1,857** | **2,014** | **1,561** |

(b) Cambridge

| Tenure of Dwelling / Year | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 |
|---|---|---|---|---|---|---|---|---|---|
| Market | 284 | 417 | 900 | 522 | 597 | 723 | 453 | 523 | 260 |
| Affordable | 60 | 56 | 422 | 197 | 300 | 458 | 667 | 345 | 199 |
| **Total** | **344** | **473** | **1,322** | **719** | **897** | **1,181** | **1,120** | **868** | **459** |

(c) South Cambridgeshire

| Tenure of Dwelling / Year | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 |
|---|---|---|---|---|---|---|---|---|---|
| Market | 523 | 483 | 475 | 535 | 537 | 430 | 557 | 805 | 723 |
| Affordable | 168 | 69 | 150 | 329 | 129 | 116 | 180 | 341 | 379 |
| **Total** | **691** | **552** | **625** | **864** | **666** | **546** | **737** | **1,146** | **1,102** |

## Housing Completions 2020-2021

9. At the time of preparing this document, the Councils do not know the actual total housing completions for 2020-2021 and will only know this later in 2021, once the results of a comprehensive survey of all extant planning permissions has been undertaken in spring 2021. Figure 2 in the Greater Cambridge housing trajectory (published in April 2020) anticipated that in 2020-2021 there would be 504 dwellings completed in Cambridge and 1,220 dwellings completed in South Cambridgeshire, giving an overall total of 1,724 dwellings anticipated to be completed in Greater Cambridge.

10. As the calculations for the five year period 2021-2026 (that are set out in this document) will take into account anticipated completions for 2020-2021, the Councils do need to consider what dwellings they know have been completed between 1 April 2020 and 31 March 2021, and also make assumptions on what other dwellings will be completed before 31 March 2021. The Councils are also aware that the coronavirus pandemic is likely to have had an impact on the actual number of dwellings completed in 2020-2021, compared to the number anticipated in the Greater Cambridge housing trajectory (published in April

2020), because a number of the major housebuilders temporarily stopped construction on their sites during the first national lockdown.

11. Both the housing trajectory (Figure 2) and the commentary on each site (as set out in Appendix C) therefore record the actual number of dwellings completed between 1 April 2020 and 31 March 2021 where this is known or record the anticipated number of dwellings that will be completed between 1 April 2020 and 31 March 2021 based on various sources of information. Officers are aware of progress on sites from their local knowledge, and therefore where officers know that a development has been completed this information is recorded. For the other sites of 10 or more dwellings with extant detailed planning permissions such that dwellings could be completed in 2020-2021, as part of preparing the housing trajectory officers have asked the developer, housebuilder, landowner or agent for each of these sites for information on actual completions to 31 December 2020 and anticipated completions between 1 January and 31 March 2021. Where the housebuilder, developer, landowner or agent has not provided a response, officers have estimated the number of completions at February 2021 based on Council Tax records, site visits (where this has been possible in line with Government guidelines relating to the coronavirus pandemic), and the dwellings showing on the Councils' current version of Ordnance Survey mastermap. The housing trajectory (see Figure 2) therefore records the anticipated completions for 2020-2021 on each of these sites based on the information gathered.

12. For some sites of 10 or more dwellings, the Councils' annual survey records dwellings as completed at slightly different times from when the housebuilder or developer considers the dwelling to be completed. This is because there are a number alternative definitions of a completed dwelling used by the Councils for monitoring, Building Control or Council Tax purposes, and also by the housebuilding industry and in conveyancing, which are all slightly different and vary from being build complete to ready for occupation to being occupied. These differing definitions mean that the Council may have recorded more dwellings as completed at 31 March 2020 than recorded by the housebuilder, developer, landowner or agent, and therefore the number of dwellings recorded as completed between 1 April and 31 December 2020 by the housebuilder, developer, landowner or agent may include dwellings already counted by the Councils. Officers have been aware of these varying definitions as they have carried out the process of estimating the anticipated number of completions for 2020-2021, and any subsequent years, and have recorded how they have reconciled any differences in the anticipated dwellings completed in the commentary for each site (as set out in Appendix C).

13. The reconciliation undertaken by officers means that dwellings are not double counted and the differences in the definitions simply mean that the Councils and

the housebuilder / developer / agent / landowner have counted the completed dwelling as an actual completion at 31 March 2020 rather than actual completion in 2020-2021 or as an anticipated completion in 2020-2021 rather than within the five year period (2021-2026). As all of these years are taken into account in the five year supply calculations, this issue does not have any material effect on the calculations because it simply relates to where completions fall within the initial years of the five year period rather than whether they will be recorded as completions within five years.

14. It was not feasible to contact each of the small sites of 9 or less dwellings to understand the impacts of the coronavirus pandemic on anticipated completions in 2020-2021, however the Councils were aware from anecdotal evidence that many builders on small sites continued construction during the first national lockdown. Although the Councils have not contacted all the small sites, in May 2020, at the time that many major housebuilders were re-starting construction on their sites, the Councils contacted a sample of small sites that were known to be under construction in March 2020 to understand the implications of the coronavirus pandemic on their delivery timetables. The responses are provided in summary form in Appendix A, along with an analysis of the results. Only 15% of the responses received said that construction had stopped and the landowner or agent did not know when construction would restart. On the majority of the small sites that responded, even with temporary stops in construction or a continued reduced rate of progress, at that time the landowner or agent anticipated that the development would be completed by 31 March 2021. Through subsequent national lockdowns and higher tier restrictions covering Greater Cambridge, construction and housebuilding has been allowed to continue and therefore has not stopped in the same way as it did during the first national lockdown. The Councils therefore consider that the impact of the coronavirus pandemic on the delivery of small sites in Greater Cambridge is likely to be minimal, and therefore the anticipated completions from small sites in 2020-2021 have been calculated using the Councils typical assumptions, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019). The Councils will publish actual housing completions information for 2020-2021 later in 2021.

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

## Requirements set out in National Planning Policy and Practice Guidance

15. The government through the NPPF (published in February 2019, paragraph 73) requires that all local planning authorities identify sufficient specific deliverable sites to deliver a minimum of five years' worth of housing against their housing requirement. It provides (in the glossary) the following definition of deliverable:

    "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."

16. The NPPG (updated in July 2019, Paragraph: 007 Reference ID: 68-007-20190722) states that in order to demonstrate five years' worth of deliverable housing sites, local planning authorities will need robust up to date evidence, and it advises that evidence to demonstrate deliverability may include:
    - current planning status, for example on larger sites with an outline or hybrid planning permission, how much progress has been made towards approving reserved matters planning applications or a linked planning performance agreement with timescales for approval of reserved matters planning application(s) and discharge of conditions;
    - firm progress towards the submission of a planning application, for example a written agreement between the Council and developer(s) which confirms the developer(s) 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.

17. The NPPF (published in February 2019, in the glossary) provides the following definition of developable:

"To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged."

18. The NPPG (updated in July 2019, Paragraph: 014 Reference ID: 68-014-20190722) requires that any assessments of five year housing land supply include:
    - for sites with detailed planning permission, details of numbers of homes under construction and completed each year, and where delivery has either exceeded or not progressed as expected a commentary indicating the reasons for this or the effects on build out rates;
    - for small sites, details of their current planning status and a record of the number of homes completed and under construction by site;
    - details of demolitions and planned demolitions; and
    - for sites with outline planning permission or allocated in adopted Local Plans, and where included in the five year supply, information and clear evidence that there will be housing completions on site within five years, including current planning status, timescales and progress towards detailed planning permission.

## Process undertaken by Cambridge City Council and South Cambridgeshire District Council

19. The Councils have prepared this Greater Cambridge housing trajectory and their 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 and five year supply calculations.

20. 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 2020 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 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 with outline, reserved matters or full planning permission, prior approval permission for changes of use, or technical details approval relating to a permission in principle; 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 2020 from new builds, conversions, changes of use and demolitions. The Councils have excluded from both the actual completions to 31 March 2020 and anticipated completions from 1 April 2020 any self-contained dwellings where their occupancy is restricted to short term lets by a condition on the planning permission.

21. The Greater Cambridge housing trajectory includes individual delivery timetables for each of the adopted allocations and developments on unallocated sites of 10 dwellings or more. For developments on unallocated sites of 9 dwellings or less and the windfall allowance, the Greater Cambridge housing trajectory includes an overall total of anticipated annual net completions from these sources.

22. The delivery timetable and anticipated annual net completions for each of the sites in the housing trajectory have been gathered from a number of sources, depending on the planning status of the site and its size. The definition of deliverable in the glossary of the of NPPF (published in February 2019) makes a distinction between the information required to demonstrate the deliverability of sites of different size and planning status, and therefore the Councils' approach to gathering evidence to demonstrate deliverability of each site has been made based on its size and planning status in accordance with the NPPF. The following paragraphs explain the methodology used to assess the deliverability and / or developability for each of the different types and sizes of sites.

23. For all **allocations in the Councils' adopted Local Plans and Area Action Plans**, and all developments on **unallocated sites of 10 dwellings or more with planning permission or a resolution to grant planning permission** by either of the Councils' planning committees, an email was sent in January or February 2021 to the housebuilder, developer, landowner or agent for the site. A copy of the template email text is included in Appendix B, and the list of questions sent to each site is included in Appendix D along with the responses received. The email sent asked the housebuilder, developer, landowner or agent about progress being made towards the delivery of their site, and in particular what their current anticipated delivery timetable and build out rates are.

24. For developments on **unallocated sites of 9 dwellings or less 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 delivery of these sites in terms of lapse rates and build out patterns (as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019)). As set out in paragraph 14 (see Section 2 above), the

Councils consider that the impact of the coronavirus pandemic on the delivery of small sites in Greater Cambridge is likely to be minimal, and therefore the Councils consider that it remains appropriate, reasonable and robust to use their typical assumptions for lapse rates and build out patterns for small sites. Commentary on the specific figures for developments on unallocated sites of 9 dwellings or less with planning permission included in the Greater Cambridge housing trajectory is set out in Appendix C.

25. For other unidentified windfall developments that are anticipated to come forward (known as the **windfall allowance**), the Councils' evidence for the inclusion of these unidentified sites in the housing trajectory is set out in Appendix D of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019). The Councils consider that it remains appropriate, reasonable and robust to use this evidence and the calculated windfall allowances for Cambridge and South Cambridgeshire developed and consulted on in 2019 as the evidence considers delivery over the preceding twelve years and calculates an average after excluding the two highest and two lowest years from the calculations, and therefore considering an additional year of data is unlikely to result in significant changes especially as the 2019 evidence resulted in very little change from the previous evidence developed in the preparation of the adopted Local Plans. Commentary on the specific figures for the windfall allowance included in the Greater Cambridge housing trajectory is set out in Appendix C.

26. The Councils have also developed typical assumptions for lead-in times and build out rates for sites of 10 dwellings or more. The methodologies used to develop each of these typical assumptions are set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019). The Councils consider that it remains appropriate, reasonable and robust to use the typical assumptions for the lead-in times and build out rates for non-strategic sites of 10 or more dwellings published and consulted on in 2019. The coronavirus pandemic is the most significant change that could have implications on these typical assumptions, and the Councils consider that the most significant impacts from the pandemic on lead-in times and build out rates were experienced in spring 2020 and therefore have already occurred. The Councils recognise that there are still ongoing impacts of the coronavirus pandemic on the construction industry as a result of the social distancing guidelines and the availability of materials, however, the Councils do not consider that these impacts will result in significant changes to anticipated delivery of sites when this has been assumed based on their typical assumptions. This is supported by the responses received from the developers / landowners / agents / housebuilders for the other non-strategic sites of 10 or more dwellings, which show continued anticipated completions for these sites within the five year period. The Councils consider that it remains

appropriate, reasonable and robust to use the typical assumptions for the build out rates for strategic sites published and consulted on in 2019 as they were informed by the debate during the Local Plan examinations and the conclusions of the Inspectors that examined the Local Plans, and as set out in the commentary in Appendix C, the developers of many of the strategic sites consider that anticipated build out rates will be higher than the Councils' typical assumptions. The Councils' typical assumptions could therefore be seen to be a conservative approach to delivery on these sites.

27. 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 response 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, anticipated dates for planning applications being submitted or planning permissions being approved, and / or 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 2020 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 terms of that agreement; and
    - the Councils' typical assumptions for lead-in times, build-out rates, build-out patterns and lapse rates (as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019)).

28. The Councils have not solely relied on the information provided by the developer, agent, landowner or housebuilder in their response to assess the deliverability and / or developability of a site. Where no response 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. 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 the commentary (see Appendix C) that accompanies each site included in the Greater Cambridge housing trajectory.

29. 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 their response.

30. The Councils' Brownfield Registers 2020 include brownfield sites either allocated or with planning permission. Therefore the Councils' Brownfield Registers do not include any additional sites to those already considered for the Greater Cambridge housing trajectory.

# 4. Greater Cambridge Housing Trajectory and Five Year Supply Calculations

## Greater Cambridge Housing Trajectory

31. The Greater Cambridge housing trajectory is set out in Figure 2 (below) and commentary on each site in the Greater Cambridge housing trajectory including an assessment of its deliverability and / or developability is included in Appendix C.

32. 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 2020 to 31 March 2041 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 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 with outline, reserved matters or full planning permission, prior approval permission for changes of use, or technical details approval relating to a permission in principle; 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 2020 from new builds, conversions, changes of use and demolitions. The Councils have excluded from both the actual completions to 31 March 2020 and anticipated completions from 1 April 2020 any self-contained dwellings where their occupancy is restricted to short term lets by a condition on the planning permission.

Figure 2: Greater Cambridge Housing Trajectory

[see tables on the following pages]

# Greater Cambridge Housing Trajectory

| Actual and Predicted Completions by Location, Type of Site, and Year | For more detail, see: | 2011/ 2012 | 2012/ 2013 | 2013/ 2014 | 2014/ 2015 | 2015/ 2016 | 2016/ 2017 | 2017/ 2018 | 2018/ 2019 | 2019/ 2020 | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total in Plan Period: 2011-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Actual Completions** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cambridge | Table C1a | 344 | 473 | 1,322 | 719 | 897 | 1,181 | 1,120 | 868 | 459 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | **7,383** | **0** | **0** |
| South Cambridgeshire | Table SC1a | 691 | 552 | 625 | 864 | 666 | 546 | 737 | 1,146 | 1,102 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | **6,929** | **0** | **0** |
| **Allocations in Cambridge Urban Area** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cambridge - allocations | Table C2 | - | - | - | - | - | - | - | - | - | **19** | **353** | **203** | **70** | **93** | **0** | 80 | 173 | 100 | 134 | 134 | 80 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **1,359** | **1,509** | **719** |
| South Cambridgeshire - allocations | Table SC2 | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **63** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **63** | **63** | **63** |
| **Allocations on Cambridge Fringe Sites** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cambridge - allocations | Table C3 | - | - | - | - | - | - | - | - | - | **160** | **136** | **220** | **254** | **419** | **423** | 475 | 505 | 450 | 445 | 319 | 120 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **3,806** | **3,956** | **1,452** |
| South Cambridgeshire - allocations | Table SC3 | - | - | - | - | - | - | - | - | - | **119** | **215** | **175** | **192** | **331** | **305** | 275 | 245 | 245 | 245 | 371 | 400 | 290 | 290 | 254 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | **2,718** | **4,047** | **1,218** |
| **Allocations of New Settlements** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| South Cambridgeshire - allocations | Table SC4 | - | - | - | - | - | - | - | - | - | **204** | **278** | **445** | **627** | **669** | **662** | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 11,188 | **6,135** | **12,635** | **2,681** |
| **Allocations in Rural Area** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| South Cambridgeshire - allocations | Table SC5 | - | - | - | - | - | - | - | - | - | **98** | **356** | **461** | **303** | **320** | **263** | 200 | 200 | 177 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 60 | 0 | 0 | 0 | 0 | **2,678** | **3,638** | **1,703** |
| **Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cambridge | Table C4 | - | - | - | - | - | - | - | - | - | **112** | **273** | **275** | **195** | **38** | **38** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **931** | **931** | **819** |
| South Cambridgeshire | Table SC6 | - | - | - | - | - | - | - | - | - | **383** | **760** | **818** | **417** | **562** | **390** | 274 | 255 | 255 | 205 | 155 | 4 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **4,474** | **4,486** | **2,947** |
| **Windfall Allowance** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cambridge | Table C4 | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **0** | **0** | **0** | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 0 | **650** | **1,950** | **0** |
| South Cambridgeshire | Table SC6 | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **0** | **0** | **0** | 10 | 10 | 10 | 10 | 60 | 210 | 210 | 210 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 0 | **100** | **2,270** | **0** |
| **Totals** | | **1,035** | **1,025** | **1,947** | **1,583** | **1,563** | **1,727** | **1,857** | **2,014** | **1,561** | **1,095** | **2,371** | **2,597** | **2,121** | **2,432** | **2,081** | **2,094** | **2,168** | **2,017** | **1,969** | **1,969** | **1,744** | **1,534** | **1,434** | **1,404** | **1,245** | **1,150** | **1,060** | **1,000** | **1,000** | **1,000** | **11,188** | **37,226** | **35,485** | **11,602** |
| Cambridge | - | 344 | 473 | 1,322 | 719 | 897 | 1,181 | 1,120 | 868 | 459 | 291 | 762 | 698 | 519 | 550 | 461 | 685 | 808 | 680 | 709 | 583 | 330 | 230 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 0 | 14,129 | 8,346 | 2,990 |
| South Cambridgeshire | - | 691 | 552 | 625 | 864 | 666 | 546 | 737 | 1,146 | 1,102 | 804 | 1,609 | 1,899 | 1,602 | 1,882 | 1,620 | 1,409 | 1,360 | 1,337 | 1,260 | 1,386 | 1,414 | 1,304 | 1,304 | 1,274 | 1,115 | 1,020 | 930 | 870 | 870 | 870 | 11,188 | 23,097 | 27,139 | 8,612 |

Table C1a: Housing Trajectory for Cambridge - Summary

| Actual and Predicted Completions by Site and Year | 2011/ 2012 | 2012/ 2013 | 2013/ 2014 | 2014/ 2015 | 2015/ 2016 | 2016/ 2017 | 2017/ 2018 | 2018/ 2019 | 2019/ 2020 | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2011-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Completions** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Actual Completions ^ | 344 | 473 | 1,322 | 719 | 897 | 1,181 | 1,120 | 868 | 459 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 7,383 | 0 | 0 |
| **Allocations - Cambridge Urban Area** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cambridge Urban Area | - | - | - | - | - | - | - | - | - | 19 | 353 | 203 | 70 | 93 | 0 | 80 | 173 | 100 | 134 | 134 | 80 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,359 | 1,509 | 719 |
| **Allocations - Cambridge Fringe Sites** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| North-West Cambridge (University Site) | - | - | - | - | - | - | - | - | - | 2 | 0 | 66 | 103 | 166 | 103 | 125 | 125 | 125 | 125 | 104 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,044 | 1,044 | 438 |
| NIAB | - | - | - | - | - | - | - | - | - | 58 | 55 | 59 | 61 | 150 | 200 | 200 | 200 | 200 | 200 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,478 | 1,478 | 525 |
| Cambridge East - north of Cherry Hinton | - | - | - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 30 | 30 | 90 | 120 | 120 | 120 | 120 | 120 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 630 | 780 | 60 |
| Trumpington Meadows (Cambridge Southern Fringe) | - | - | - | - | - | - | - | - | - | 0 | 0 | 35 | 30 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 73 | 73 | 73 |
| Clay Farm | - | - | - | - | - | - | - | - | - | 100 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 151 | 151 | 51 |
| Land north of Worts' Causeway | - | - | - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 15 | 60 | 60 | 60 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 200 | 200 | 75 |
| Land south of Worts' Causeway | - | - | - | - | - | - | - | - | - | 0 | 30 | 60 | 60 | 50 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 230 | 230 | 230 |
| **Unallocated Sites** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unallocated Sites with Planning Permission | - | - | - | - | - | - | - | - | - | 112 | 273 | 275 | 195 | 38 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 931 | 931 | 819 |
| Unallocated Sites with Resolution to Grant Planning Permission | - | - | - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Windfalls** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Windfall Allowance | - | - | - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 0 | 650 | 1,950 | 0 |
| **Totals** | 344 | 473 | 1,322 | 719 | 897 | 1,181 | 1,120 | 868 | 459 | 291 | 762 | 698 | 519 | 550 | 461 | 685 | 808 | 680 | 709 | 583 | 330 | 230 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 0 | 14,129 | 8,346 | 2,990 |

Notes:
^ The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Table C1b: Housing Trajectory for Cambridge - Actual and Predicted Completions

| **Totals** | 2011/ 2012 | 2012/ 2013 | 2013/ 2014 | 2014/ 2015 | 2015/ 2016 | 2016/ 2017 | 2017/ 2018 | 2018/ 2019 | 2019/ 2020 | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Actual Completions ^ | 344 | 473 | 1,322 | 719 | 897 | 1,181 | 1,120 | 868 | 459 | - | - | - | - | - | - | - | - | - | - | - | - |
| Predicted Completions | - | - | - | - | - | - | - | - | - | 291 | 762 | 698 | 519 | 550 | 461 | 685 | 808 | 680 | 709 | 583 | - |
| Cumulative Completions | 344 | 817 | 2,139 | 2,858 | 3,755 | 4,936 | 6,056 | 6,924 | 7,383 | 7,674 | 8,436 | 9,134 | 9,653 | 10,203 | 10,664 | 11,349 | 12,157 | 12,837 | 13,546 | 14,129 | **14,129** |
| Annualised Housing Target over Plan Period | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | 700 | **14,000** |
| Annualised Housing Target taking Account of Actual / Predicted Completions | 719 | 732 | 698 | 696 | 683 | 647 | 611 | 590 | 602 | 633 | 618 | 608 | 621 | 633 | 667 | 663 | 614 | 582 | 454 | -129 | - |
| Comparison of Actual / Predicted Completions against Annualised Housing Target | -356 | -227 | 622 | 19 | 197 | 481 | 420 | 168 | -241 | -409 | 62 | -2 | -181 | -150 | -239 | -15 | 108 | -20 | 9 | -117 | - |

Notes:
^ The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

# Table SC1a: Housing Trajectory for South Cambridgeshire - Summary

| Actual and Predicted Completions by Site and Year | 2011/ 2012 | 2012/ 2013 | 2013/ 2014 | 2014/ 2015 | 2015/ 2016 | 2016/ 2017 | 2017/ 2018 | 2018/ 2019 | 2019/ 2020 | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2011-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Completions** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Actual Completions ^ | 691 | 552 | 625 | 864 | 666 | 546 | 737 | 1,146 | 1,102 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | **6,929** | **0** | **0** |
| **Allocations - Cambridge Urban Area** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Orchard Park - parcel L2 | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **63** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **63** | **63** | **63** |
| Orchard Park - parcel Com 4 | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **0** | **0** | **0** |
| **Allocations - Cambridge Fringe Sites** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| North-West Cambridge (University Site) | - | - | - | - | - | - | - | - | - | **10** | **30** | **30** | **6** | **125** | **125** | 125 | 125 | 125 | 125 | 146 | 126 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **972** | **1,098** | **316** |
| Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3) | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 105 | 200 | 200 | 200 | 200 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | **105** | **1,000** | **0** |
| Cambridge East - north of Newmarket Road | - | - | - | - | - | - | - | - | - | **26** | **120** | **120** | **120** | **120** | **120** | 120 | 120 | 120 | 120 | 120 | 74 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **1,226** | **1,300** | **600** |
| Cambridge East - north of Cherry Hinton | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **36** | **60** | **60** | 30 | 0 | 0 | 0 | 0 | 0 | 90 | 90 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **186** | **420** | **156** |
| Trumpington Meadows (Cambridge Southern Fringe) | - | - | - | - | - | - | - | - | - | **83** | **65** | **25** | **30** | **26** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **229** | **229** | **146** |
| **Allocations - New Settlements** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Northstowe | - | - | - | - | - | - | - | - | - | **204** | **278** | **365** | **342** | **344** | **312** | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 3,728 | **3,095** | **5,595** | **1,641** |
| Waterbeach New Town | - | - | - | - | - | - | - | - | - | **0** | **0** | **80** | **250** | **250** | **250** | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 6,420 | **2,080** | **4,580** | **830** |
| Bourn Airfield New Village | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **35** | **75** | **100** | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 1,040 | **960** | **2,460** | **210** |
| **Allocations - Rural Area** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cambourne - additional 950 dwellings | - | - | - | - | - | - | - | - | - | **4** | **3** | **0** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **7** | **7** | **3** |
| Fulbourn & Ida Darwin Hospitals | - | - | - | - | - | - | - | - | - | **0** | **10** | **50** | **70** | **70** | **13** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **213** | **213** | **213** |
| Papworth West-Central | - | - | - | - | - | - | - | - | - | **12** | **53** | **0** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **65** | **65** | **53** |
| Cambourne West | - | - | - | - | - | - | - | - | - | **0** | **100** | **180** | **200** | **200** | **200** | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 60 | 0 | 0 | 0 | 0 | **1,630** | **2,590** | **880** |
| Dales Manor Business Park, Sawston | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **0** | **0** | **0** |
| Land north of Babraham Road, Sawston | - | - | - | - | - | - | - | - | - | **22** | **80** | **56** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **158** | **158** | **136** |
| Land south of Babraham Road, Sawston | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **33** | **50** | **50** | 50 | 50 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **260** | **260** | **133** |
| Land north of Impington Lane, Impington | - | - | - | - | - | - | - | - | - | **0** | **15** | **11** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **26** | **26** | **26** |
| Land west of New Road, Melbourn | - | - | - | - | - | - | - | - | - | **5** | **0** | **22** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **27** | **27** | **22** |
| Green End Industrial Estate, Gamlingay | - | - | - | - | - | - | - | - | - | **-5** | **41** | **49** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **85** | **85** | **90** |
| East of Rockmill End, Willingham | - | - | - | - | - | - | - | - | - | **38** | **0** | **0** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **38** | **38** | **0** |
| Land at Bennell Farm, West Street, Comberton | - | - | - | - | - | - | - | - | - | **10** | **54** | **26** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **90** | **90** | **80** |
| Histon & Impington Station Area | - | - | - | - | - | - | - | - | - | **12** | **0** | **67** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **79** | **79** | **67** |
| **Unallocated Sites** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unallocated Sites with Planning Permission | - | - | - | - | - | - | - | - | - | **383** | **760** | **797** | **417** | **562** | **390** | 274 | 255 | 255 | 205 | 155 | 4 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **4,453** | **4,465** | **2,926** |
| Unallocated Sites with Resolution to Grant Planning Permission | - | - | - | - | - | - | - | - | - | **0** | **0** | **21** | **0** | **0** | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **21** | **21** | **21** |
| **Windfalls** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Windfall Allowance | - | - | - | - | - | - | - | - | - | **0** | **0** | **0** | **0** | **0** | **0** | 10 | 10 | 10 | 10 | 60 | 210 | 210 | 210 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 0 | **100** | **2,270** | **0** |
| **Totals** | **691** | **552** | **625** | **864** | **666** | **546** | **737** | **1,146** | **1,102** | **804** | **1,609** | **1,899** | **1,602** | **1,882** | **1,620** | **1,409** | **1,360** | **1,337** | **1,260** | **1,386** | **1,414** | **1,304** | **1,304** | **1,274** | **1,115** | **1,020** | **930** | **870** | **870** | **870** | **11,188** | **23,097** | **27,139** | **8,612** |

Notes:
^ The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Table SC1b: Housing Trajectory for South Cambridgeshire - Actual and Predicted Completions

| **Totals** | 2011/ 2012 | 2012/ 2013 | 2013/ 2014 | 2014/ 2015 | 2015/ 2016 | 2016/ 2017 | 2017/ 2018 | 2018/ 2019 | 2019/ 2020 | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Actual Completions ^ | 691 | 552 | 625 | 864 | 666 | 546 | 737 | 1,146 | 1,102 | - | - | - | - | - | - | - | - | - | - | - | - |
| Predicted Completions | - | - | - | - | - | - | - | - | - | 804 | 1,609 | 1,899 | 1,602 | 1,882 | 1,620 | 1,409 | 1,360 | 1,337 | 1,260 | 1,386 | - |
| Cumulative Completions | 691 | 1,243 | 1,868 | 2,732 | 3,398 | 3,944 | 4,681 | 5,827 | 6,929 | 7,733 | 9,342 | 11,241 | 12,843 | 14,725 | 16,345 | 17,754 | 19,114 | 20,451 | 21,711 | 23,097 | **23,097** |
| Annualised Housing Target over Plan Period | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | 975 | **19,500** |
| Annualised Housing Target taking Account of Actual / Predicted Completions | 990 | 1,014 | 1,037 | 1,048 | 1,073 | 1,111 | 1,140 | 1,139 | 1,143 | 1,177 | 1,129 | 1,032 | 951 | 796 | 631 | 437 | 129 | -476 | -2,211 | -3,597 | - |
| Comparison of Actual / Predicted Completions against Annualised Housing Target | -284 | -423 | -350 | -111 | -309 | -429 | -238 | 171 | 127 | -171 | 634 | 924 | 627 | 907 | 645 | 434 | 385 | 362 | 285 | 411 | - |

Notes:
^ The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

# Table C2: Housing Trajectory for Cambridge - Allocations within Cambridge Urban Area

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **The Paddocks Trading Estate, Cherry Hinton Road** | Cambridge Local Plan 2018 - Site R7 (123 dwellings) | 2.79 | **123** | **0** | **123** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **379-381 Milton Road** | Cambridge Local Plan 2018 - Site M1 (95 dwellings) | 2.41 | **95** | **0** | **95** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **BT telephone exchange and car park, Long Road** | Cambridge Local Plan 2018 - Site R14 (76 dwellings) | 2.01 | **76** | **0** | **76** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Willowcroft, Histon Road** | Cambridge Local Plan 2018 - Site R2 (78 dwellings) | 1.61 | **78** | **0** | **78** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Travis Perkins, Devonshire Road** | Cambridge Local Plan 2018 - Site R9 (43 dwellings) | 1.23 | **43** | **0** | **43** | **0** | **0** | **0** | **0** | **43** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **43** | **43** | **43** |
| **Police Station, Parkside** | Cambridge Local Plan 2018 - Site M4 (50 dwellings) | 0.48 | **50** | **0** | **50** | **0** | **0** | **0** | **0** | **50** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **50** | **50** | **50** |
| **Ridgeons, Cromwell Road** | Cambridge Local Plan 2018 - Site R12 (245 dwellings), 16/1904/OUT (up to 245 dwellings), 18/1432/FUL (demolition of all buildings) & 19/0288/FUL (295 dwellings) | 3.25 | **295** | **0** | **295** | **0** | **50** | **175** | **70** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **295** | **295** | **295** |
| **Henry Giles House, Chesterton Road** | Cambridge Local Plan 2018 - Site R4 (48 dwellings) | 0.77 | **48** | **0** | **48** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **24** | **24** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **48** | **48** | **0** |
| **295 Histon Road** | Cambridge Local Plan 2018 - Site R1 (32 dwellings), 15/0519/OUT (demolition of 1 dwelling and 27 new dwellings) & 19/0718/REM (demolition of 1 dwelling and 27 new dwellings) | 0.71 | **26** | **0** | **26** | **-1** | **13** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **26** | **26** | **27** |
| **Betjeman House, Hills Road** | Cambridge Local Plan 2018 - Policy 21 / Site M44 (156 dwellings), 06/0552/FUL (156 dwellings) & 09/1177/EXP (extension of time for implementation) | 0.77 | **156** | **0** | **156** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Station Area - Pink Phase (Station Road West)** | Cambridge Local Plan 2018 - Policy 21 / Site M14 (mix of uses including residential), 08/0266/OUT (up to 331 dwellings), 13/1034/REM (Blocks C1, C2, D1 & F1, 137 dwellings) & 15/1759/FUL (Blocks I1 & K1, 89 dwellings) | 1.29 | **226** | **137** | **89** | **0** | **89** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **89** | **89** | **89** |
| **Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk** | Cambridge Local Plan 2018 - Site R5 (35 dwellings) | 0.86 | **35** | **0** | **35** | **0** | **0** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **14** | **14** | **14** |
| **149 Cherry Hinton Road and Telephone Exchange, Coleridge Road** | Cambridge Local Plan 2018 - Site R8 (33 dwellings) | 0.75 | **33** | **0** | **33** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Mill Road Depot, Mill Road** | Cambridge Local Plan 2018 - Site R10 (167 dwellings), 17/2245/FUL (182 dwellings), 18/1947/S73 (additional 4 dwellings) & 19/0175/FUL (50 dwellings) | 2.69 | **236** | **15** | **221** | **20** | **201** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **221** | **221** | **201** |
| **Horizon Resource Centre, 285 Coldham's Lane** | Cambridge Local Plan 2018 - Site R11 (40 dwellings) | 0.82 | **40** | **0** | **40** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Cambridge Professional Development Centre, Foster Road** | Cambridge Local Plan 2018 - Site R16 (67 dwellings) | 1.49 | **67** | **0** | **67** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Clifton Road Area** | Cambridge Local Plan 2018 - Policy 21 / Site M2 (maximum capacity of 550 dwellings) | 9.40 | **550** | **0** | **550** | **0** | **0** | **0** | **0** | **0** | **0** | **80** | **80** | **80** | **80** | **80** | **80** | **70** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **400** | **550** | **0** |
| **82-88 Hills Road and 57-63 Bateman Street** | Cambridge Local Plan 2018 - Site M5 (20 dwellings) | 0.50 | **20** | **0** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **20** | **20** | **0** |
| **636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road** | Cambridge Local Plan 2018 - Site R6 (75 dwellings) | 1.01 | **75** | **0** | **75** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **15** | **20** | **20** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **75** | **75** | **0** |
| **315-349 Mill Road and Brookfields** | Cambridge Local Plan 2018 - Site R21 (78 dwellings) | 2.92 | **78** | **0** | **78** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **78** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **78** | **78** | **0** |
| **Total - Allocations within Cambridge Urban Area** | | | **2,350** | **152** | **2,198** | **19** | **353** | **203** | **70** | **93** | **0** | **80** | **173** | **100** | **134** | **134** | **80** | **70** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,359** | **1,509** | **719** |

# Table SC2: Housing Trajectory for South Cambridgeshire - Allocations within Cambridge Urban Area

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Orchard Park - parcel L2** | South Cambridgeshire Local Plan 2018 - Policy SS/1, S/1294/16/FL (63 dwellings), 20/03802/FUL (pending, 75 dwellings) | 0.29 | **63** | **0** | **63** | **0** | **0** | **0** | **63** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **63** | **63** | **63** |
| **Orchard Park - parcel Com4** | South Cambridgeshire Local Plan 2018 - Policy SS/1, S/2975/14/OL (42 dwellings), S/2948/16/VC & S/4191/19/FL (80 dwellings) | 1.08 | **80** | **0** | **80** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total - Allocations within Cambridge Urban Area** | | | **143** | **0** | **143** | **0** | **0** | **0** | **63** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **63** | **63** | **63** |

# Table C3: Housing Trajectory for Cambridge - Allocations on Cambridge Fringe

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **North-West Cambridge (University Site) - Lots M1 & M2** | North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) & 15/1663/REM (121 dwellings) | 3.82 | **121** | **119** | **2** | **2** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **2** | **2** | **0** |
| **North-West Cambridge (University Site) - Lot S3** | North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) & 18/1195/REM (186 dwellings) | 0.93 | **186** | **0** | **186** | **0** | **0** | **66** | **60** | **60** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **186** | **186** | **186** |
| **North-West Cambridge (University Site) - Lot M3** | North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) & 17/0285/REM (106 dwellings) | 1.26 | **106** | **0** | **106** | **0** | **0** | **0** | **0** | **50** | **56** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **106** | **106** | **106** |
| **North-West Cambridge (University Site) - Future Lots, including M4 & M5** | North West Cambridge AAP (approximately 3,000 dwellings) & 11/1114/OUT (up to 3,000 dwellings) | 74.38 | **750** | **0** | **750** | **0** | **0** | **0** | **43** | **56** | **47** | **125** | **125** | **125** | **125** | **104** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **750** | **750** | **146** |
| **Total - North West Cambridge (University Site)** | | | **1,163** | **119** | **1,044** | **2** | **0** | **66** | **103** | **166** | **103** | **125** | **125** | **125** | **125** | **104** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,044** | **1,044** | **438** |
| **NIAB Frontage** | Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 03/0282/OP (residential development) & 07/1124/REM (187 dwellings) | 3.55 | **187** | **153** | **34** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **NIAB Main (Darwin Green)** | Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings), 15/1670/REM (114 dwellings) & 16/0208/REM (173 dwellings) | 48.05 | **1,593** | **115** | **1,478** | **58** | **55** | **59** | **61** | **150** | **200** | **200** | **200** | **200** | **200** | **95** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,478** | **1,478** | **525** |
| **Total - NIAB (Darwin Green)** | | | **1,780** | **268** | **1,512** | **58** | **55** | **59** | **61** | **150** | **200** | **200** | **200** | **200** | **200** | **95** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,478** | **1,478** | **525** |
| **Cambridge East - Land North of Cherry Hinton** | Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings) & 18/0481/OUT (maximum of 1,200 dwellings) | 55.99 | **780** | **0** | **780** | **0** | **0** | **0** | **0** | **30** | **30** | **90** | **120** | **120** | **120** | **120** | **120** | **30** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **630** | **780** | **60** |
| **Total - Cambridge East** | | | **780** | **0** | **780** | **0** | **0** | **0** | **0** | **30** | **30** | **90** | **120** | **120** | **120** | **120** | **120** | **30** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **630** | **780** | **60** |
| **Trumpington Meadows - Lots 1-5** | Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings), 11/0073/REM (lots 1-5, 163 dwellings) & 11/0075/REM (lots 1-5, 161 dwellings) | 8.49 | **324** | **316** | **8** | **0** | **0** | **0** | **0** | **8** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **8** | **8** | **8** |
| **Trumpington Meadows - Riverside** | Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings) & 16/1488/REM (122 dwellings, of which 42 dwellings in Cambridge) | 0.70 | **42** | **42** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Trumpington Meadows - Lots 10 & 11** | Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings) & 16/1769/REM (65 dwellings) | 1.70 | **65** | **0** | **65** | **0** | **0** | **35** | **30** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **65** | **65** | **65** |
| **Total - Trumpington Meadows (Cambridge Southern Fringe)** | | | **431** | **358** | **73** | **0** | **0** | **35** | **30** | **8** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **73** | **73** | **73** |
| **Clay Farm (Parcels 1B, 2, 5-7, 8A, 8B, 10-11, 12A, 12C, 13A, 13B, 14A & 14B, Countryside Properties)** | Cambridge Local Plan 2018 - Policy 18 / Site R42a (2,250 dwellings), 07/0620/OUT (up to 2,300 dwellings), 10/1296/REM (306 dwellings), 12/0794/REM (229 dwellings), 13/0705/FUL (2 dwellings), 14/0520/REM (136 dwellings, 7 dwellings replaced by 15/2397/REM), 14/1736/REM (165 dwellings), 15/0844/REM (251 dwellings, 50 dwellings replaced by 16/2208/REM), 15/2397/REM (11 dwellings), 16/2208/REM (67 dwellings) & 19/0553/FUL (2 dwellings) | 23.12 | **1,112** | **961** | **151** | **100** | **51** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **151** | **151** | **51** |
| **Total - Clay Farm** | | | **1,112** | **961** | **151** | **100** | **51** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **151** | **151** | **51** |
| **Land north of Worts' Causeway** | Cambridge Local Plan 2018 - Policy 27 / Site GB1 (200 dwellings), 20/01972/OUT (resolution to grant, up to 200 dwellings) | 7.81 | **200** | **0** | **200** | **0** | **0** | **0** | **0** | **15** | **60** | **60** | **60** | **5** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **200** | **200** | **75** |
| **Land south of Worts' Causeway** | Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings), 19/1168/OUT (resolution to grant, up to 230 dwellings) | 7.71 | **230** | **0** | **230** | **0** | **30** | **60** | **60** | **50** | **30** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **230** | **230** | **230** |
| **Total - Allocations on Cambridge Fringe** | | | **5,696** | **1,706** | **3,990** | **160** | **136** | **220** | **254** | **419** | **423** | **475** | **505** | **450** | **445** | **319** | **120** | **30** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **3,806** | **3,956** | **1,452** |

# Table SC3: Housing Trajectory for South Cambridgeshire - Allocations on Cambridge Fringe

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **North-West Cambridge (University Site) - Lots M1 & M2** | North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings), S/2219/15/RM (240 dwellings, of which 119 dwellings in South Cambridgeshire, however, 10 dwellings replaced by S/2766/19/RM, 1 dwelling replaced by 20/01762/REM, and 1 dwelling replaced by 20/01549/REM), S/2766/19/RM (9 dwellings), 20/01762/REM (5 dwellings) & 20/01549/REM (8 dwellings) | 2.41 | **129** | **53** | **76** | **10** | **30** | **30** | **6** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **76** | **76** | **66** |
| **North-West Cambridge (University Site) - Future Lots, including Lots S1 & S2** | North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) | 91.53 | **1,022** | **0** | **1,022** | **0** | **0** | **0** | **0** | **125** | **125** | **125** | **125** | **125** | **125** | **146** | **126** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **896** | **1,022** | **250** |
| **Total - North West Cambridge (University Site)** | | | **1,151** | **53** | **1,098** | **10** | **30** | **30** | **6** | **125** | **125** | **125** | **125** | **125** | **125** | **146** | **126** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **972** | **1,098** | **316** |
| **Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)** | South Cambridgeshire Local Plan 2018 - Policy SS/2 (approximately 1,000 dwellings) | 30.96 | **1,000** | **0** | **1,000** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **105** | **200** | **200** | **200** | **200** | **95** | **0** | **0** | **0** | **0** | **0** | **0** | **105** | **1,000** | **0** |
| **Total - Land between Huntingdon Road, Histon Road & A14** | | | **1,000** | **0** | **1,000** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **105** | **200** | **200** | **200** | **200** | **95** | **0** | **0** | **0** | **0** | **0** | **0** | **105** | **1,000** | **0** |
| **Cambridge East - north of Newmarket Road** | Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings), S/1096/19/RM (239 dwellings on Phase 1a) & 20/02569/REM (308 dwellings on Phase 1b) | 64.74 | **1,300** | **0** | **1,300** | **26** | **120** | **120** | **120** | **120** | **120** | **120** | **120** | **120** | **120** | **120** | **74** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,226** | **1,300** | **600** |
| **Cambridge East - north of Cherry Hinton** | Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings) & S/1231/18/OL (maximum of 1,200 dwellings) | 15.93 | **420** | **0** | **420** | **0** | **0** | **0** | **36** | **60** | **60** | **30** | **0** | **0** | **0** | **0** | **0** | **90** | **90** | **54** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **186** | **420** | **156** |
| **Total - Cambridge East** | | | **1,720** | **0** | **1,720** | **26** | **120** | **120** | **156** | **180** | **180** | **150** | **120** | **120** | **120** | **120** | **74** | **90** | **90** | **54** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,412** | **1,720** | **756** |
| **Trumpington Meadows - Lots 1-5** | Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) & S/0160/11 (lots 1-5, 29 dwellings) | 10.83 | **29** | **29** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Trumpington Meadows - Riverside** | Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) & S/2176/16/RM (122 dwellings, of which 80 dwellings within South Cambridgeshire) | 1.35 | **80** | **57** | **23** | **23** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **23** | **23** | **0** |
| **Trumpington Meadows - Lots 10 & 11** | Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) & S/2646/16/RM (392 dwellings, of which 327 within South Cambridgeshire) | 6.00 | **327** | **121** | **206** | **60** | **65** | **25** | **30** | **26** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **206** | **206** | **146** |
| **Total - Trumpington Meadows (Cambridge Southern Fringe)** | | | **436** | **207** | **229** | **83** | **65** | **25** | **30** | **26** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **229** | **229** | **146** |
| **Total - Allocations on Cambridge Fringe** | | | **4,307** | **260** | **4,047** | **119** | **215** | **175** | **192** | **331** | **305** | **275** | **245** | **245** | **245** | **371** | **400** | **290** | **290** | **254** | **95** | **0** | **0** | **0** | **0** | **0** | **0** | **2,718** | **4,047** | **1,218** |

# Table SC4: Housing Trajectory for South Cambridgeshire - Allocations at New Settlements

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Northstowe - phase 1: parcel H1 (Bloor Homes)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/1416/16/RM (92 dwellings) | 2.87 | **92** | **92** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Northstowe - phase 1: parcel H2 (Barratt Homes)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3477/16/RM (135 dwellings) | 8.07 | **135** | **119** | **16** | **16** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **16** | **16** | **0** |
| **Northstowe - phase 1: parcel H3 (Taylor Wimpey)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/2776/16/RM (40 dwellings) | 1.09 | **40** | **33** | **7** | **0** | **0** | **0** | **7** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **7** | **7** | **7** |
| **Northstowe - phase 1: parcel H4 (Bovis Homes)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3174/16/RM (84 dwellings) | 2.12 | **84** | **84** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Northstowe - phase 1: parcels H5 & H6 (Bovis Homes)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3405/18/RM (240 dwellings) | 20.04 | **240** | **52** | **188** | **38** | **50** | **50** | **50** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **188** | **188** | **150** |
| **Northstowe - phase 1: parcel H7 (Barratt Homes)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/1475/18/RM (115 dwellings) | 4.96 | **115** | **40** | **75** | **58** | **17** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **75** | **75** | **17** |
| **Northstowe - phase 1: parcel H8 (Barratt Homes)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/1355/19/RM (73 dwellings) | 2.40 | **73** | **0** | **73** | **20** | **34** | **0** | **19** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **73** | **73** | **53** |
| **Northstowe - phase 1: parcel H9 (Barratt Homes)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/2907/19/RM (130 dwellings) | 3.03 | **130** | **0** | **130** | **0** | **50** | **80** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **130** | **130** | **130** |
| **Northstowe - phase 1: parcel H10 (Taylor Wimpey)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/0045/19/RM (76 dwellings) | 6.13 | **76** | **0** | **76** | **13** | **54** | **9** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **76** | **76** | **63** |
| **Northstowe - phase 1: parcel H11 (Taylor Wimpey)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/1620/17/RM (152 dwellings) | 4.72 | **152** | **122** | **30** | **25** | **0** | **0** | **5** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **30** | **30** | **5** |
| **Northstowe - phase 1: parcel H12 (Linden Homes)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3016/16/RM (271 dwellings) | 7.19 | **271** | **135** | **136** | **34** | **30** | **31** | **30** | **11** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **136** | **136** | **102** |
| **Northstowe - phase 1: parcel H13 (Taylor Wimpey)** | Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/0065/20/RM (92 dwellings) | 2.78 | **92** | **0** | **92** | **0** | **0** | **35** | **50** | **7** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **92** | **92** | **92** |
| **Total - Northstowe (phase 1)** | | | **1,500** | **677** | **823** | **204** | **235** | **205** | **161** | **18** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **823** | **823** | **619** |
| **Northstowe - phase 2: parcel 2a** | Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) & S/3499/19/RM (phase 2a, 406 dwellings) | 10.54 | **406** | **0** | **406** | **0** | **43** | **115** | **92** | **94** | **62** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **406** | **406** | **406** |
| **Northstowe - phase 2: remaining parcels** | Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) & S/0390/12 (site wide masterplan) | 138.63 | **3,094** | **0** | **3,094** | **0** | **0** | **45** | **89** | **232** | **250** | **200** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **178** | **1,416** | **2,916** | **616** |
| **Total - Northstowe (phase 2)** | | | **3,500** | **0** | **3,500** | **0** | **43** | **160** | **181** | **326** | **312** | **200** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **178** | **1,822** | **3,322** | **1,022** |
| **Northstowe - phase 3** | Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan), 20/02171/OUT (pending, phase 3a, up to 4,000 dwellings) & 20/02142/OUT (pending, phase 3b, up to 1,000 dwellings) | 106.73 | **5,000** | **0** | **5,000** | **0** | **0** | **0** | **0** | **0** | **0** | **50** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **3,550** | **450** | **1,450** | **0** |
| **Total - Northstowe (all phases)** | | | **10,000** | **677** | **9,323** | **204** | **278** | **365** | **342** | **344** | **312** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **3,728** | **3,095** | **5,595** | **1,641** |
| **Waterbeach New Town - the western part of the site (Urban & Civic)** | South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) | 293.19 | **6,500** | **0** | **6,500** | **0** | **0** | **80** | **250** | **250** | **250** | **200** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **3,370** | **1,630** | **3,130** | **830** |
| **Waterbeach New Town - the eastern part of the site (RLW Estates)** | South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/2075/18/OL (resolution to grant, up to 4,500 dwellings) | 226.55 | **4,500** | **0** | **4,500** | **0** | **0** | **0** | **0** | **0** | **0** | **50** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **100** | **3,050** | **450** | **1,450** | **0** |
| **Total - Waterbeach New Town (all phases)** | | | **11,000** | **0** | **11,000** | **0** | **0** | **80** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **250** | **6,420** | **2,080** | **4,580** | **830** |
| **Bourn Airfield New Village** | South Cambridgeshire Local Plan 2018 - Policy SS/7 (approximately 3,500 dwellings) & S/3440/18/OL (resolution to grant, approximately 3,500 dwellings) | 171.20 | **3,500** | **0** | **3,500** | **0** | **0** | **0** | **35** | **75** | **100** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **1,040** | **960** | **2,460** | **210** |
| **Total - Allocations at New Settlements** | | | **24,500** | **677** | **23,823** | **204** | **278** | **445** | **627** | **669** | **662** | **650** | **650** | **650** | **650** | **650** | **650** | **650** | **650** | **650** | **650** | **650** | **650** | **650** | **650** | **650** | **11,188** | **6,135** | **12,635** | **2,681** |

# Table SC5: Housing Trajectory for South Cambridgeshire - Allocations in the Rural Area

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Cambourne - additional 950 dwellings** | S/6438/07/O (up to 950 dwellings), S/1504/11 (1A, 5 dwellings), S/2111/11 (1A, 82 dwellings), S/2398/11 (1C, 16 dwellings), S/0350/12/RM (1B, 5 dwellings), S/1610/12/RM (1B, 98 dwellings), S/2596/11 (1C & 2A, 114 dwellings), S/0396/13/RM (3B, 56 dwellings), S/0496/14/RM (3C & 4C, 131 dwellings), S/0806/13/RM (2B & 2C, 120 dwellings), S/1472/14/RM (3A, 74 dwellings), S/0114/15/RM (4A, 40 dwellings), S/2352/15/RM (4B, 5An & 5Bn, 110 dwellings) & S/2292/16/RM (5As, 5Bs & 5C, 99 dwellings) | 34.90 | **950** | **943** | **7** | **4** | **3** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **7** | **7** | **3** |
| **Fulbourn & Ida Darwin Hospitals** | South Cambridgeshire Local Plan 2018 - Policy H/3, S/1066/13 (development brief), S/0670/17/OL (up to 203 dwellings) & S/4469/18/PN | 13.38 | **203** | **0** | **203** | **0** | **0** | **50** | **70** | **70** | **13** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **203** | **203** | **203** |
| **Fulbourn & Ida Darwin Hospitals (land off Fulbourn Old Drift)** | South Cambridgeshire Local Plan 2018 - Policy H/3 & S/3404/17/FL (10 dwellings) | 0.34 | **10** | **0** | **10** | **0** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **10** | **10** |
| **Papworth West-Central - south of Church Lane** | South Cambridgeshire Local Plan 2018 - Policy H/4, S/0623/13 (hybrid, 58 dwellings and 8 live work dwellings), S/2859/16/VC & S/0307/17/RM (53 dwellings) | 4.01 | **61** | **0** | **61** | **12** | **49** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **61** | **61** | **49** |
| **Papworth West-Central - Catholic Church site** | South Cambridgeshire Local Plan 2018 - Policy H/4 & S/0089/16/FL (4 dwellings) | 0.13 | **4** | **0** | **4** | **0** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **4** | **4** | **4** |
| **Cambourne West (land north west of Lower Cambourne)** | South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings), S/4537/19/RM (200 dwellings), 20/01536/REM (190 dwellings), 20/01640/REM (286 dwellings) & 20/02543/REM (pending, 150 dwellings) | 148.60 | **2,350** | **0** | **2,350** | **0** | **100** | **180** | **180** | **180** | **180** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **150** | **150** | **60** | **0** | **0** | **0** | **0** | **1,470** | **2,350** | **820** |
| **Cambourne West (land within the Business Park)** | South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings) | 9.07 | **240** | **0** | **240** | **0** | **0** | **0** | **20** | **20** | **20** | **20** | **20** | **20** | **20** | **20** | **20** | **20** | **20** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **160** | **240** | **60** |
| **Dales Manor Business Park, Sawston** | South Cambridgeshire Local Plan 2018 - Policy H/1a (200 dwellings), S/1598/08/F (27 units for B1c, B2 and B8 and a wind turbine) & S/1962/10 (27 units for B1c, B2 and B8 and a wind turbine) | 10.70 | **200** | **0** | **200** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Land north of Babraham Road, Sawston** | South Cambridgeshire Local Plan 2018 - Policy H/1b (80 dwellings) & S/3729/18/FL (158 dwellings) | 3.64 | **158** | **0** | **158** | **22** | **80** | **56** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **158** | **158** | **136** |
| **Land south of Babraham Road, Sawston** | South Cambridgeshire Local Plan 2018 - Policy H/1c (260 dwellings) | 12.04 | **260** | **0** | **260** | **0** | **0** | **0** | **33** | **50** | **50** | **50** | **50** | **27** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **260** | **260** | **133** |
| **Land north of Impington Lane, Impington** | South Cambridgeshire Local Plan 2018 - Policy H/1d (25 dwellings) & S/1486/18/FL (26 dwellings) | 1.35 | **26** | **0** | **26** | **0** | **15** | **11** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **26** | **26** | **26** |
| **Land west of New Road, Melbourn (land south west of Victoria Way)** | South Cambridgeshire Local Plan 2018 - Policy H/1e (65 dwellings), S/2048/14/FL (64 dwellings, 7 dwellings replaced by S/4414/17/FL), S/0763/15/VC, S/4414/17/FL (10 dwellings), S/3577/16/VC & S/0949/19/VC (pending) | 2.30 | **67** | **62** | **5** | **5** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **5** | **5** | **0** |
| **Land west of New Road, Melbourn (land at 36 New Road)** | South Cambridgeshire Local Plan 2018 - Policy H/1e (65 dwellings) & S/2424/18/FL (demolition of dwelling and 22 new dwellings) | 0.71 | **21** | **-1** | **22** | **0** | **0** | **22** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **22** | **22** | **22** |
| **Green End Industrial Estate, Gamlingay** | South Cambridgeshire Local Plan 2018 - Policy H/1f (90 dwellings), S/2068/15/OL (demolition of 5 dwellings and 90 new dwellings) & S/4085/19/RM (demolition of 5 dwellings and 90 new dwellings) | 4.07 | **85** | **0** | **85** | **-5** | **41** | **49** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **85** | **85** | **90** |
| **East of Rockmill End, Willingham** | South Cambridgeshire Local Plan 2018 - Policy H/1g (50 dwellings), S/2833/15/OL (up to 72 dwellings) & S/0122/18/RM (72 dwellings) | 3.42 | **72** | **34** | **38** | **38** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **38** | **38** | **0** |
| **Land at Bennell Farm, West Street, Comberton** | South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings), S/2204/15/OL (up to 90 dwellings), S/1812/17/OL (up to 90 dwellings), S/4552/17/RM (90 dwellings) & S/0351/19/VC | 6.29 | **90** | **0** | **90** | **10** | **54** | **26** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **90** | **90** | **80** |
| **Histon & Impington Station Area (The Bishops Site, Cambridge Road, Impington)** | South Cambridgeshire Local Plan 2018 - Policy E/8, S/0671/17/FL (35 dwellings) & 20/03690/S73 (pending) | 0.20 | **35** | **0** | **35** | **0** | **0** | **35** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **35** | **35** | **35** |
| **Histon & Impington Station Area (Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington)** | South Cambridgeshire Local Plan 2018 - Policy E/8 & S/0783/17/FL (12 dwellings) | 0.17 | **12** | **0** | **12** | **12** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **12** | **12** | **0** |
| **Histon & Impington Station Area (Station Road Garage, Station Yard, Station Road, Histon)** | South Cambridgeshire Local Plan 2018 - Policy E/8 & S/2010/17/OL (32 dwellings) | 0.45 | **32** | **0** | **32** | **0** | **0** | **32** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **32** | **32** | **32** |
| **Total - Allocations in the Rural Area** | | | **4,876** | **1,038** | **3,838** | **98** | **356** | **461** | **303** | **320** | **263** | **200** | **200** | **177** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **150** | **60** | **0** | **0** | **0** | **0** | **2,678** | **3,638** | **1,703** |

# Table C4: Housing Trajectory for Cambridge - Unallocated Sites and Windfall Allowance

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land off Sandy Lane and land off Elizabeth Way** | 03/0406/FUL (18 dwellings), 03/1241/FUL (5 dwellings), 06/0544/FUL (1 dwelling), 18/1193/FUL (5 dwellings) & 19/0819/OUT (demolition of 2 dwellings and 9 new dwellings) | 0.85 | **36** | **0** | **36** | **0** | **0** | **13** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **33** | **33** | **33** |
| **Hayling House, Fen Road** | 16/0617/FUL (demolition of 1 dwellings and 14 new dwellings) | 0.42 | **13** | **-1** | **14** | **0** | **4** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **14** | **14** | **14** |
| **34-36 Madingley Road** | 17/0172/FUL (demolition of 2 dwellings and 16 new dwellings) | 0.33 | **14** | **-2** | **16** | **16** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **16** | **16** | **0** |
| **1 Whichcote House, Springfield Road and land rear of Whichcote House, Milton Road** | 16/1873/FUL (11 dwellings), 17/1722/FUL (11 dwellings) & 17/0489/FUL (3 dwellings) | 0.14 | **14** | **11** | **3** | **3** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **3** | **3** | **0** |
| **Sorrento Hotel, 190-196 Cherry Hinton Road** | 05/1329/FUL (16 dwellings) | 0.22 | **16** | **2** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **64-68 Newmarket Road** | 14/1905/FUL (demolition of 4 dwellings and 84 new dwellings) | 0.48 | **80** | **0** | **80** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **23 and 25 Hills Road** | 17/0265/FUL (10 dwellings) | 0.04 | **10** | **0** | **10** | **0** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **10** | **10** |
| **Cambridge Carpets, 213 Mill Road** | 17/1527/FUL (14 dwellings) | 0.18 | **14** | **0** | **14** | **0** | **0** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **14** | **14** | **14** |
| **St Regis House and 108 Chesterton Road** | 17/0970/FUL (14 dwellings) | 0.25 | **14** | **0** | **14** | **0** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **14** | **14** | **14** |
| **Land at 300-314 Coldham's Lane** | 17/1272/FUL (demolition of 1 dwelling and 14 new dwellings) | 0.31 | **13** | **-1** | **14** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **14** | **14** | **0** |
| **141 Ditton Walk** | 15/1020/FUL (14 dwellings) | 0.35 | **14** | **0** | **14** | **0** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **14** | **14** | **14** |
| **National Institute Of Agricultural Botany, Huntingdon Road** | 20/01501/PRI030 (change of use of office to residential, 68 dwellings), 20/03334/PRI030 (change of use of office to residential, 7 dwellings) & 20/03335/PRI030 (change of use of office to residential, 95 dwellings) | 0.97 | **170** | **0** | **170** | **0** | **68** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **68** | **68** | **68** |
| **291 Hills Road** | 18/0806/FUL (demolition of 1 dwelling and 14 new dwellings), 17/1372/FUL (demolition of 1 dwelling and 15 new dwellings) & 18/0715/DEMDET (demolition of 1 dwelling) | 0.23 | **14** | **0** | **14** | **0** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **14** | **14** | **14** |
| **9-10A Ventress Close** | 18/1470/FUL (demolition of 4 dwellings and 15 new affordable dwellings) | 0.28 | **11** | **-4** | **15** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **15** | **15** | **0** |
| **Land between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens)** | 18/1993/FUL (demolition of 15 dwellings and 24 new dwellings) | 0.71 | **9** | **0** | **9** | **-15** | **0** | **24** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **9** | **9** | **24** |
| **74-82 Akeman Street** | 19/0261/FUL (demolition of 4 dwellings and 14 new dwellings) | 0.22 | **10** | **-4** | **14** | **0** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **14** | **14** | **14** |
| **Chartwell House, 620-622 Newmarket Road** | 19/0767/B1C3 (change of use of office to residential, 11 dwellings) | 0.08 | **11** | **0** | **11** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **66-80B Colville Road** | 19/1034/FUL (demolition of 24 dwellings and 69 new affordable dwellings) | 0.76 | **45** | **0** | **45** | **-24** | **0** | **67** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **43** | **43** | **67** |
| **Essex House, 71 Regent Street** | 19/1637/B1C3 (change of use of office to residential, 13 dwellings) & 20/03729/FUL (2 dwellings) | 0.02 | **15** | **0** | **15** | **0** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **15** | **15** | **15** |
| **63 New Street** | 18/0090/FUL (demolition of existing dwelling and 10 new dwellings) | 0.03 | **9** | **0** | **9** | **-1** | **0** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **9** | **9** | **10** |
| **18 Chesterton Road** | 19/0242/FUL (demolition of 3 dwellings and 11 new dwellings) | 0.05 | **8** | **0** | **8** | **0** | **0** | **0** | **8** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **8** | **8** | **8** |
| **283 Queen Ediths Way** | 17/1757/FUL (demolition of existing dwelling and 10 new dwellings) | 0.12 | **9** | **-1** | **10** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **10** | **0** |
| **31 Barton Road** | 18/1150/FUL (conversion of existing 4 dwellings to 11 dwellings and 2 new dwellings) | 0.06 | **9** | **0** | **9** | **2** | **7** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **9** | **9** | **7** |
| **67-97A Campkin Road** | 19/1616/FUL (demolition of 32 dwellings and 75 new affordable dwellings) | 0.90 | **43** | **0** | **43** | **-24** | **-8** | **0** | **75** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **43** | **43** | **67** |
| **Land off Clerk Maxwell Road** | 19/1734/FUL (35 dwellings) | 0.89 | **35** | **0** | **35** | **0** | **0** | **35** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **35** | **35** | **35** |
| **212-214 Newmarket Road** | 18/1679/FUL (13 dwellings) | 0.06 | **13** | **0** | **13** | **0** | **0** | **13** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **13** | **13** | **13** |
| **The Meadows Community Centre, St Catharines Road** | 19/1756/FUL (22 dwellings) | 2.18 | **22** | **0** | **22** | **0** | **0** | **0** | **22** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **22** | **22** | **22** |
| **Buchan Street Neighbourhood Centre** | 19/1757/FUL (28 dwellings) | 0.46 | **28** | **0** | **28** | **0** | **0** | **0** | **0** | **0** | **28** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **28** | **28** | **28** |
| **509 Coldhams Lane** | 20/04306/CL2PD (change of use office to residential, 33 dwellings) | 0.34 | **33** | **0** | **33** | **0** | **33** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **33** | **33** | **33** |
| **Small Sites (9 dwellings or less) already Under Construction at 31 March 2020** | - | - | - | - | **130** | **97** | **33** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **130** | **130** | **33** |
| **Small Sites (9 dwellings or less) Not Under Construction at 31 March 2020** | - | - | - | - | **183** | **19** | **45** | **64** | **36** | **19** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **183** | **183** | **164** |
| **Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2020** | - | - | - | - | **98** | **0** | **10** | **25** | **34** | **19** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **98** | **98** | **98** |
| **Total - Unallocated Sites with Planning Permission** | | | **671** | **0** | **1,143** | **112** | **273** | **275** | **195** | **38** | **38** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **931** | **931** | **819** |
| **Windfall Allowance** | - | - | - | - | - | **0** | **0** | **0** | **0** | **0** | **0** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **0** | **650** | **1,950** | **0** |
| **Total - Unallocated Sites and Windfall Allowance** | | | **671** | **0** | **1,143** | **112** | **273** | **275** | **195** | **38** | **38** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **130** | **0** | **1,581** | **2,881** | **819** |

# Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth** | S/1199/13/OL (20 dwellings) & S/2253/16/RM (20 dwellings) | 0.95 | **20** | **0** | **20** | **0** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **20** | **20** | **20** |
| **18 Boxworth End, Swavesey *** | S/0875/15/OL (30 dwellings) & S/2900/18/RM (30 dwellings) | 1.69 | **30** | **0** | **30** | **0** | **25** | **5** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **30** | **30** | **30** |
| **East of New Road, Melbourn *** | S/2791/14/OL (up to 199 dwellings) & S/2590/17/RM (199 dwellings) | 10.52 | **199** | **70** | **129** | **45** | **47** | **30** | **7** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **129** | **129** | **84** |
| **Former CEMEX Cement Works, Haslingfield Road, Barrington *** | S/2365/14/OL (up to 220 dwellings), S/0057/17/VC, S/1394/18/FL (demolition of former cement works), S/3485/18/RM (220 dwellings), S/1427/19/RM (220 dwellings), 20/02528/S73 & 20/02529/S73 (pending) | 33.50 | **220** | **0** | **220** | **0** | **20** | **50** | **50** | **50** | **50** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **220** | **220** | **220** |
| **Land off Haden Way, Willingham *** | S/2456/15/OL (up to 64 dwellings) & S/4441/18/RM (61 dwellings) | 2.04 | **61** | **0** | **61** | **0** | **30** | **31** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **61** | **61** | **61** |
| **East of Spring Lane, Bassingbourn *** | S/1745/16/OL (up to 30 dwellings) & S/0905/19/RM (30 dwellings) | 2.87 | **30** | **0** | **30** | **0** | **0** | **15** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **30** | **30** | **30** |
| **Rear of 7-37 Station Road, Foxton *** | S/2148/16/OL (up to 22 dwellings) & S/2583/18/RM (22 dwellings) | 0.83 | **22** | **0** | **22** | **22** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **22** | **22** | **0** |
| **Land west of Mill Road, Over *** | S/2870/15/OL (up to 55 dwellings) & S/3683/17/RM (53 dwellings) | 1.59 | **53** | **0** | **53** | **0** | **25** | **28** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **53** | **53** | **53** |
| **South of West Road, Gamlingay *** | S/2367/16/OL (up to 29 dwellings), S/1338/15/OL (up to 29 dwellings) & S/3868/18/RM (pending, 29 dwellings) | 1.32 | **29** | **0** | **29** | **0** | **0** | **20** | **9** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **29** | **29** | **29** |
| **Land at 22 Linton Road, Balsham *** | S/2830/15/OL (up to 29 dwellings), S/0255/17/OL (36 dwellings) & S/2729/18/RM (36 dwellings) | 1.83 | **36** | **2** | **34** | **8** | **26** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **34** | **34** | **26** |
| **Monkfield Nutrition, High Street, Shingay-cum-Wendy *** | S/2224/16/OL (up to 10 dwellings) & S/1877/19/RM (10 dwellings) | 2.00 | **10** | **0** | **10** | **0** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **10** | **10** |
| **Hallmark Hotel, Bar Hill *** | S/0851/16/FL (40 dwellings) | 2.94 | **40** | **0** | **40** | **0** | **0** | **40** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **40** | **40** | **40** |
| **Land off Rampton Road, Cottenham *** | S/2413/17/OL (demolition of dwelling and up to 200 new dwellings), S/4116/18/VC, S/2549/19/RM (demolition of dwelling and up to 200 new dwellings) & S/2679/19/RM (duplicate, demolition of dwelling and up to 200 new dwellings) | 14.19 | **199** | **0** | **199** | **2** | **29** | **39** | **43** | **43** | **43** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **199** | **199** | **197** |
| **Land east of Highfields Road, Caldecote *** | S/2510/15/OL (up to 140 dwellings) & S/4619/18/RM (66 dwellings) | 102.20 | **66** | **0** | **66** | **0** | **27** | **36** | **3** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **66** | **66** | **66** |
| **Land at Hurdleditch Road, Orwell *** | S/3190/15/OL (up to 49 dwellings) & S/3870/18/RM (49 dwellings) | 3.80 | **49** | **16** | **33** | **25** | **8** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **33** | **33** | **8** |
| **Land rear of 130 Middlewatch, Swavesey *** | S/1605/16/OL (demolition of a dwelling and up to 70 new dwellings) & S/1896/19/RM (demolition of a dwelling and 70 new dwellings) | 2.80 | **69** | **0** | **69** | **0** | **12** | **57** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **69** | **69** | **69** |
| **Land south of 1b Over Road, Willingham *** | S/2921/15/OL (26 dwellings) | 0.92 | **26** | **0** | **26** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Land north and south of Bartlow Road, Linton *** | S/1963/15/OL (up to 55 dwellings), S/2501/19/RM (55 dwellings) & S/2073/19/OL (pending, up to 55 dwellings) | 4.83 | **55** | **0** | **55** | **0** | **0** | **20** | **35** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **55** | **55** | **55** |
| **South of Thompsons Meadow, Trap Road, Guilden Morden *** | S/3077/16/OL (up to 16 dwellings) & 20/03151/REM (pending, 16 dwellings) | 1.76 | **16** | **0** | **16** | **0** | **0** | **16** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **16** | **16** | **16** |
| **West of Grace Crescent, Hardwick *** | S/1694/16/OL (up to 98 dwellings) & S/4551/17/RM (98 dwellings) | 4.40 | **98** | **60** | **38** | **16** | **22** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **38** | **38** | **22** |
| **Rear of 18-28 Highfields Road, Highfields Caldecote *** | S/2047/16/FL (71 dwellings) | 2.91 | **71** | **66** | **5** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Land at Teversham Road, Fulbourn *** | S/0202/17/OL (up to 110 dwellings) & S/3290/19/RM (pending, 110 dwellings) | 6.83 | **110** | **0** | **110** | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **50** | **50** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **110** | **110** | **0** |
| **Land off Bartlow Road, Castle Camps *** | S/0415/17/OL (up to 10 dwellings) & S/4299/17/RM (10 dwellings) | 0.55 | **10** | **0** | **10** | **0** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **10** | **10** |
| **Lion Works, Station Road West, Whittlesford Bridge *** | S/0746/15/OL (residential development) | 1.17 | **59** | **0** | **59** | **0** | **0** | **0** | **0** | **0** | **0** | **59** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **59** | **59** | **0** |
| **South of 279 St Neots Road, Hardwick *** | S/3064/16/OL (demolition of 2 dwellings and up to 155 new dwellings) & 20/02728/REM (demolition of 2 dwellings and up to 155 new dwellings) | 7.44 | **153** | **0** | **153** | **-2** | **30** | **45** | **60** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **153** | **153** | **155** |
| **Land at Oakington Road, Cottenham *** | S/1606/16/OL (up to 126 dwellings) & S/2281/18/RM (121 dwellings) | 4.68 | **121** | **7** | **114** | **48** | **50** | **16** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **114** | **114** | **66** |
| **Rear of 79 High Street, Meldreth *** | S/1124/17/OL (18 dwellings) & S/0067/20/RM (18 dwellings) | 1.05 | **18** | **0** | **18** | **0** | **0** | **18** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **18** | **18** | **18** |
| **Land at Belsar Farm, Willingham *** | S/3145/16/FL (25 dwellings) | 1.31 | **25** | **0** | **25** | **0** | **15** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **25** | **25** | **25** |
| **Land adjacent Longstanton Road, Over *** | S/2383/17/FL (26 dwellings) & S/4201/18/VC | 0.94 | **26** | **0** | **26** | **0** | **0** | **26** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **26** | **26** | **26** |
| **Land at Meldreth Road, Shepreth *** | S/3052/16/FL (25 dwellings) & 20/02116/CL2PD | 1.19 | **25** | **0** | **25** | **0** | **0** | **15** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **25** | **25** | **25** |
| **Land off Grafton Drive, Caldecote *** | S/2764/16/OL (up to 58 dwellings) & S/3835/19/RM (58 dwellings) | 4.31 | **58** | **0** | **58** | **0** | **36** | **22** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **58** | **58** | **58** |
| **65 Pettitts Lane, Dry Drayton *** | S/4554/17/OL (up to 10 dwellings) & S/3447/18/RM (10 dwellings) | 0.31 | **10** | **0** | **10** | **6** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **10** | **4** |
| **Horseheath Road, Linton *** | S/2553/16/OL (no more than 42 dwellings) & S/4418/19/RM (42 dwellings) | 2.88 | **42** | **0** | **42** | **0** | **40** | **2** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **42** | **42** | **42** |

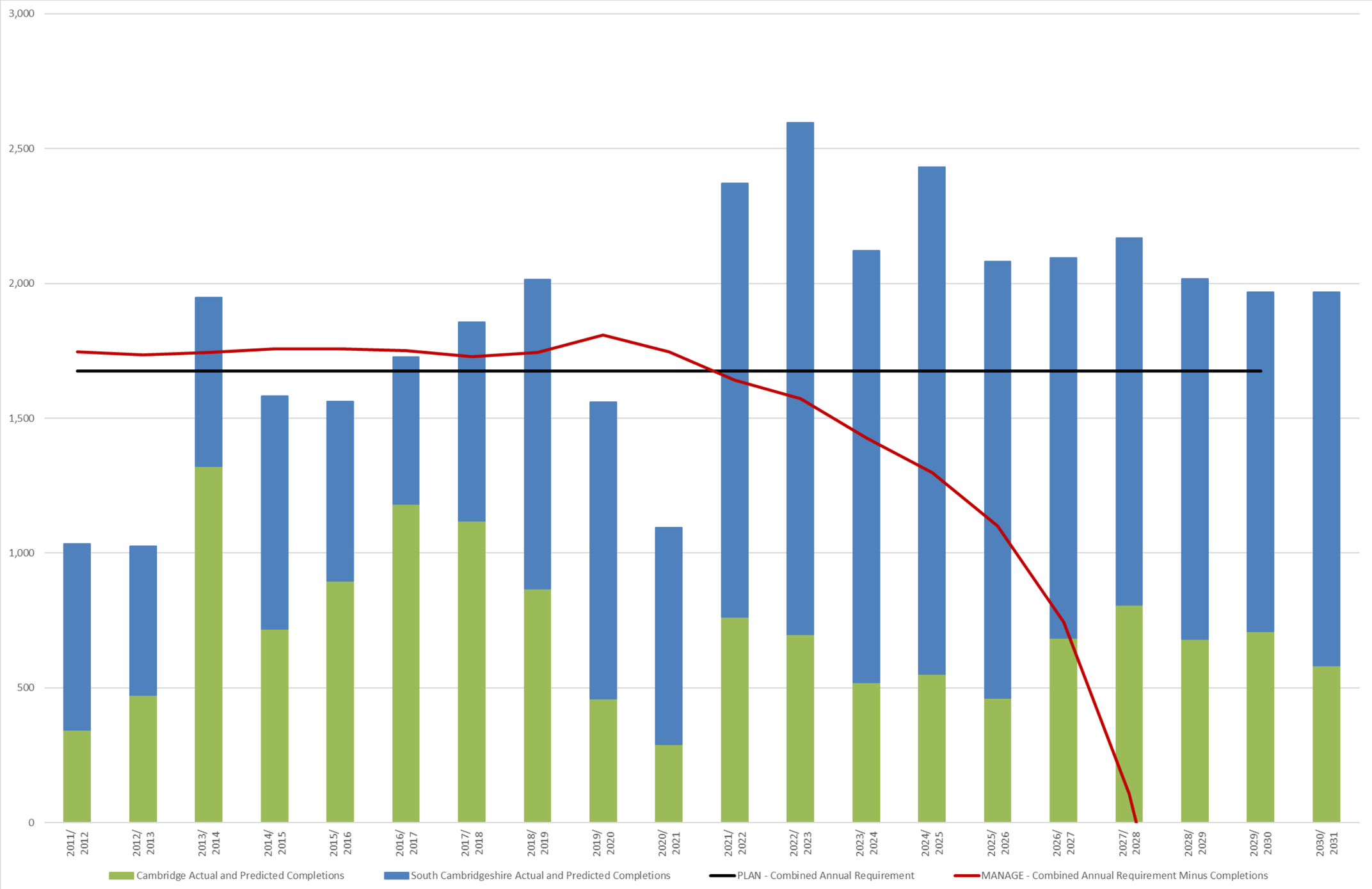
# Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance - continued

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land off Fen End, Over *** | S/2577/17/FL (20 dwellings) | 0.96 | **20** | **0** | **20** | **0** | **0** | **16** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **20** | **20** | **20** |
| **Land between 66-68 Common Lane, Sawston *** | S/2286/16/OL (up to 10 dwellings) & S/4787/18/RM (10 dwellings) | 0.55 | **10** | **0** | **10** | **0** | **0** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **10** | **10** |
| **Land south of Fen Drayton Road, Swavesey *** | S/1027/16/OL (up to 99 dwellings), S/2315/18/RM (99 dwellings) & S/0491/19/VC | 0.90 | **99** | **8** | **91** | **38** | **38** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **91** | **91** | **53** |
| **Sheen Farm, Royston Road, Litlington *** | S/2927/17/FL (demolition of dwelling and 22 new dwellings) | 1.12 | **21** | **0** | **21** | **0** | **6** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **21** | **21** | **21** |
| **Land north of Linton Road, Great Abington *** | S/3564/17/OL (up to 13 dwellings), S/1478/19/RM (13 dwellings) & 20/02005/FUL (additional 2 dwellings) | 0.97 | **15** | **0** | **15** | **0** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **15** | **15** | **15** |
| **Land north east of Rampton Road, Cottenham *** | S/2876/16/OL (154 dwellings) | 17.13 | **154** | **0** | **154** | **0** | **0** | **20** | **45** | **45** | **30** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **140** | **140** | **140** |
| **Rear of 46-56 The Moor, Melbourn *** | S/1032/17/FL (23 dwellings) | 0.83 | **23** | **0** | **23** | **0** | **10** | **13** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **23** | **23** | **23** |
| **39 Pepys Way, Girton** | S/2872/17/FL (demolition of dwelling and 12 new dwellings) & S/1590/18/FL (demolition of dwelling and 9 new dwellings) | 0.30 | **8** | **-1** | **9** | **4** | **5** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **9** | **9** | **5** |
| **Land south and west of High Street, Cambourne** | S/0796/18/FL (49 dwellings) & S/1685/19/FL (54 dwellings) | 0.43 | **54** | **0** | **54** | **0** | **54** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **54** | **54** | **54** |
| **Land at the corner of Capper Road and Cody Road, Waterbeach** | S/3865/17/FL (16 dwellings) | 0.31 | **16** | **0** | **16** | **0** | **12** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **16** | **16** | **16** |
| **Former GoCold Building, Station Yard, High Street, Meldreth** | S/1502/17/FL (22 dwellings) | 0.55 | **22** | **0** | **22** | **0** | **0** | **0** | **22** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **22** | **22** | **22** |
| **Wellcome Genome Campus, Hinxton** | S/4329/18/OL (up to 1,500 dwellings) | 124.20 | **1,500** | **0** | **1,500** | **0** | **0** | **0** | **0** | **350** | **200** | **200** | **200** | **200** | **200** | **150** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **1,500** | **1,500** | **550** |
| **26 South End, Bassingbourn** | S/0331/15/FL (demolition of existing dwelling and 10 new dwellings | 0.87 | **9** | **0** | **9** | **0** | **0** | **1** | **1** | **1** | **1** | **1** | **1** | **1** | **1** | **1** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **9** | **9** | **4** |
| **20 Cambridge Road, Linton** | S/0163/18/FL (14 dwellings) | 0.12 | **14** | **0** | **14** | **0** | **0** | **0** | **14** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **14** | **14** | **14** |
| **16-22 High Street & 1-4 Michael's Close, Girton** | S/4302/19/FL (demolition of 6 dwellings and 15 new dwellings) | 0.34 | **9** | **0** | **9** | **-5** | **-1** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **9** | **9** | **14** |
| **Land off Potton End, Eltisley** | S/3182/19/FL (12 dwellings) | 0.52 | **12** | **0** | **12** | **0** | **0** | **12** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **12** | **12** | **12** |
| **The Meadows Community Centre, St Catharines Road** | S/4532/19/FL (56 dwellings) | 1.22 | **56** | **0** | **56** | **0** | **0** | **0** | **0** | **0** | **56** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **56** | **56** | **56** |
| **Former Waste Water Treatment Facility, Cambridge Road, Hauxton** | S/2184/16/OL (resolved to grant, up to 32 dwellings) | 16.70 | **32** | **0** | **32** | **0** | **0** | **0** | **0** | **0** | **0** | **4** | **4** | **4** | **4** | **4** | **4** | **4** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **20** | **32** | **0** |
| **Small Sites (9 dwellings or less) already Under Construction at 31 March 2020** | - | - | - | - | **194** | **145** | **49** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **194** | **194** | **49** |
| **Small Sites (9 dwellings or less) Not Under Construction at 31 March 2020** | - | - | - | - | **306** | **31** | **76** | **107** | **61** | **31** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **306** | **306** | **275** |
| **Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2020** | - | - | - | - | **108** | **0** | **10** | **28** | **38** | **22** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **108** | **108** | **108** |
| **Total - Unallocated Sites with Planning Permission** | | | **4,130** | **228** | **3,902** | **383** | **760** | **797** | **417** | **562** | **390** | **274** | **255** | **255** | **205** | **155** | **4** | **4** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **4,453** | **4,465** | **2,926** |
| **Land adjacent to Mores Meadow, Great Shelford** | S/4279/19/FL (resolved to grant, 21 dwellings) | 3.55 | **21** | **0** | **21** | **0** | **0** | **21** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **21** | **21** | **21** |
| **Total - Unallocated Sites with Resolution to Grant Planning Permission** | | | **21** | **0** | **21** | **0** | **0** | **21** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **21** | **21** | **21** |
| **Windfall Allowance** | - | - | - | - | - | **0** | **0** | **0** | **0** | **0** | **0** | **10** | **10** | **10** | **10** | **60** | **210** | **210** | **210** | **220** | **220** | **220** | **220** | **220** | **220** | **220** | **0** | **100** | **2,270** | **0** |
| **Total - Unallocated Sites and Windfall Allowance** | | | **4,151** | **228** | **3,923** | **383** | **760** | **818** | **417** | **562** | **390** | **284** | **265** | **265** | **215** | **215** | **214** | **214** | **214** | **220** | **220** | **220** | **220** | **220** | **220** | **220** | **0** | **4,574** | **6,756** | **2,947** |

| Site Name and Address | Policy and / or Planning Permission(s) | Site (ha) | Total Number of Dwellings on Site (net) | Number of Dwellings Built (net) (at 31.03.20) | Outstanding Dwellings (net) | 2020/ 2021 | 2021/ 2022 | 2022/ 2023 | 2023/ 2024 | 2024/ 2025 | 2025/ 2026 | 2026/ 2027 | 2027/ 2028 | 2028/ 2029 | 2029/ 2030 | 2030/ 2031 | 2031/ 2032 | 2032/ 2033 | 2033/ 2034 | 2034/ 2035 | 2035/ 2036 | 2036/ 2037 | 2037/ 2038 | 2038/ 2039 | 2039/ 2040 | 2040/ 2041 | Post 2041 | Total: 2020-2031 | Total: 2020-2041 | Total in Five Year Supply: 2021-2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unallocated sites with planning permission or resolution to grant planning permission (excluding 'five year supply' sites) | - | - | - | - | - | 175 | 225 | 188 | 136 | 404 | 267 | 205 | 205 | 205 | 205 | 155 | 4 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,370 | 2,382 | 1,220 |
| Windfall Allowance | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 10 | 60 | 210 | 210 | 210 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 0 | 100 | 2,270 | 0 |
| Total | - | - | - | - | - | 175 | 225 | 188 | 136 | 404 | 267 | 215 | 215 | 215 | 215 | 215 | 214 | 214 | 214 | 220 | 220 | 220 | 220 | 220 | 220 | 220 | 0 | 2,470 | 4,652 | 1,220 |
| 'Five Year Supply' Sites | - | - | - | - | - | 208 | 535 | 630 | 281 | 158 | 123 | 69 | 50 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,104 | 2,104 | 1,727 |

Notes: * = '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.

Figure 3: Actual and Predicted Completions 2011-2031



## Five Year Supply Calculations for Greater Cambridge

33. The NPPG (updated in July 2019, Paragraph: 014 Reference ID: 68-014-20190722) requires that any assessments of five year housing land supply clearly indicate buffers, shortfalls and the number of years of supply. The NPPG (updated in July 2019, Paragraph: 003 Reference ID: 68-003-20190722 and Paragraph: 005 Reference ID: 68-005-20190722) 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 calculated using the standard method be used instead of the housing requirement.

34. The NPPG (updated in July 2019, Paragraph: 031 Reference ID: 68-031-20190722) also sets out how any shortfall in housing supply should be dealt with: "The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal."

35. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) state 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 in development management decisions that concern housing development" and that the "five year housing land supply will be calculated using the Liverpool Method and a buffer of 20%".

36. The Liverpool method of calculating five year housing land supply spreads any shortfall in housing supply (at the point of calculation) over the remainder of the plan period, whereas the Sedgefield method includes any shortfall in housing supply (at the point of calculation) within the five year assessment period.

37. The approach to calculating five year 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 method and a 20% buffer. The Inspectors concluded in their reports that the use of the Liverpool method and a 20% buffer was justified for both Cambridge and South Cambridgeshire for the following reasons:

**South Cambridgeshire Local Plan Inspectors Report** (paragraphs 39, 40 and 41): In South Cambridgeshire, completions met or exceeded the target set out in the adopted Local Plan 2004 or Core Strategy 2007 on only 4 occasions. In the four years preceding the adoption of the Local Plan 2004, the adopted Structure Plan target was met only twice. The reasons for the failure to deliver housing at the required rates will include factors beyond the Council's control, including poor market conditions in the years following the recession in 2007/2008. Nonetheless, the failure to meet targets in so many years across the 15 year period represents persistent under delivery, and we conclude that the appropriate buffer at this point should be 20%.

There has been a shortfall in housing delivery since the start of the plan period of 1,880 up to 31 March 2017. There are two generally recognised approaches to dealing with this undersupply: either within the next five years (known as the Sedgefield method), or over the remainder of the plan period (the Liverpool method). The PPG advises that local planning authorities should aim to deal with any undersupply within the first five years of the plan period 'where possible'.

The Local Plan is reliant on two new settlements at Waterbeach and Bourn to deliver a significant proportion of the housing requirement. Both sites require significant investment in infrastructure and, realistically, may not start to deliver new housing until the mid or later years of the plan period. If the Sedgefield method were to be used it would almost certainly result in increased pressure to develop new housing in the rural areas which are a lower tier in the Sustainable Development Strategy. In the circumstances, the use of the Liverpool method is justified.

**Cambridge Local Plan Inspectors Report** (paragraphs 40, 41 and 44): Since the adoption of the Cambridge Local Plan in 2006, the annualised housing target has been met only once. In the years preceding the adoption of the Local Plan 2006, the targets in the adopted structure plans were met only once, although in the year 2005/2006, completions were very close to the target.

The reasons for the failure to deliver housing at the required rates will include factors beyond the Council's control, including poor market conditions in the years following the recession in 2007/2008. Nonetheless, the failure to meet targets in so many years across the 15 year period represents persistent under delivery, and we conclude that the appropriate buffer at this point should be 20%.

Cambridge City does not have a shortfall in the delivery of new housing in the years 2011-2017. However, for the purposes of the joint trajectory, it is appropriate to deal with the shortfall over the remainder of the plan period,

known as the Liverpool method. This is because of the reliance, in the South Cambridgeshire Local Plan, on the delivery of two new settlements which require significant investment in new infrastructure and, realistically, may not start to deliver new housing until the mid or later years of the plan period.

38. 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 Policy 3 of the Cambridge Local Plan 2018 (adopted in October 2018) and Policy S/5 of the South Cambridgeshire Local Plan 2018 (adopted in September 2018) should be used to calculate the five year housing land supply.

39. As the NPPG (updated in July 2019) continues to allow strategic policy-making authorities to deal with past under delivery over a longer period (i.e. using the Liverpool method) where a case is made as part of the plan-making and examination process, it remains appropriate to use Liverpool method for calculating the five year supply for Greater Cambridge, as 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 (see Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018). 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.

40. However, the revised NPPF (published in July 2018 and updated in February 2019) has changed the approach to the assessment of previous under delivery from that set out in the NPPF (published in July 2012) against which the adopted Local Plans 2018 were examined. Accordingly, the Councils consider that there has been a material change in circumstances since the adoption of the Local Plans that results in the need to reconsider the buffer used to calculate the Councils' five year housing land supply. At the time of examining the Local Plans, the Inspectors concluded based on the NPPF (2012) that "the failure to meet targets in so many years across the 15 year period represents persistent underdelivery" such that the "appropriate buffer at this point should be 20%". However, the revised NPPF now sets out a different process for determining when a 20% buffer should be applied to a Councils five year housing land supply calculations. It states in paragraph 73 that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years. Footnote 39 then confirms that from November 2018 this will be measured against the Housing Delivery Test results, with the 20% buffer applying where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement.

41. The latest Housing Delivery Test results for the 2017-2020 three year period were published in January 2021. Cambridge achieved a result of 176% and South Cambridgeshire achieved a result of 114%. Therefore, as neither Councils have a Housing delivery Test result below 85% of their housing requirement, national policy now indicates that it is no longer necessary for a buffer of 20% to be applied to the Councils five year supply calculations. The Councils therefore consider it is appropriate to apply a 5% buffer to their five year housing land supply calculations, as they are not demonstrating their five year supply through an Annual Position Statement or recently adopted Local Plan which would require a 10% buffer to be applied. Notwithstanding the Councils' position on the approach which should now be taken to the buffer, the Councils are able to demonstrate a five year housing land supply applying either the 20% or the 5% buffer and both calculations are set out below for completeness.

42. The housing requirement for Greater Cambridge is 33,500 dwellings between 2011 and 2031, as 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 and 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.

43. Figure 4 (below) sets out the five year housing land supply calculations for Greater Cambridge for 2021-2026, based on the Liverpool methodology and applying both a 20% buffer and a 5% buffer.

Figure 4: Five-Year Housing Land Supply Position for 2021-2026

(a) Applying a 20% buffer

| **Stages in Calculating the Five Year Supply / Area** | **Greater Cambridge** |
|---|---|
| (a) Housing requirement 2011 to 2031 | 33,500 |
| (b) Actual completions up to 31 March 2020 and predicted completions for 1 April 2020 to 31 March 2021 | 15,407 |
| (c) Number of dwellings left to deliver in the plan period (= a - b) | 18,093 |
| (d) Number of years of plan period left | 10 |
| (e) Annualised average requirement for the remainder of the plan period (= c ÷ d) | 1,809 |
| (f) Five year supply requirement (= e x 5) | 9,047 |
| (g) 20% buffer to be added to the five year supply requirement (= f x 0.2) | 1,809 |
| (h) Five year supply requirement with 20% buffer (= f + g) | 10,856 |
| (i) Number of dwellings predicted to be completed in the five year period (1 April 2021 to 31 March 2026) | 11,602 |
| (j) Five year supply (= i ÷ h x 5) | 5.3 |

NOTE:
The five year supply figure (row j) and each of the other figures in rows e-h have been calculated using formulae in a spreadsheet, and therefore have been calculated using accurate unrounded numbers. The numbers shown in rows e, f, g and h of this table are the rounded numbers, and therefore the numbers in this table may not sum due to rounding.

(b) Applying a 5% buffer

| **Stages in Calculating the Five Year Supply / Area** | **Greater Cambridge** |
|---|---|
| (a) Housing requirement 2011 to 2031 | 33,500 |
| (b) Actual completions up to 31 March 2020 and predicted completions for 1 April 2020 to 31 March 2021 | 15,407 |
| (c) Number of dwellings left to deliver in the plan period (= a - b) | 18,093 |
| (d) Number of years of plan period left | 10 |
| (e) Annualised average requirement for the remainder of the plan period (= c ÷ d) | 1,809 |
| (f) Five year supply requirement (= e x 5) | 9,047 |
| (g) 5% buffer to be added to the five year supply requirement (= f x 0.05) | 452 |
| (h) Five year supply requirement with 5% buffer (= f + g) | 9,499 |
| (i) Number of dwellings predicted to be completed in the five year period (1 April 2021 to 31 March 2026) | 11,602 |
| (j) Five year supply (= i ÷ h x 5) | 6.1 |

NOTE:
The five year supply figure (row j) and each of the other figures in rows e-h have been calculated using formulae in a spreadsheet, and therefore have been calculated using accurate unrounded numbers. The numbers shown in rows e, f, g and h of this table are the rounded numbers, and therefore the numbers in this table may not sum due to rounding.

44. Based on the Greater Cambridge housing trajectory published in this document (see Figure 2, above), it is anticipated that there will be a rolling five-year housing land supply for the remainder of the plan period (see Figure 5, below) when applying either a 20% or 5% buffer. The Greater Cambridge housing trajectory will be updated annually.

Figure 5: Rolling Five Year Supply

(a) Applying a 20% buffer

| **Area / Five Year period** | **2021-2026** | **2022-2027** | **2023-2028** | **2024-2029** | **2025-2030** | **2026-2031** |
|---|---|---|---|---|---|---|
| Greater Cambridge | 5.3 | 5.4 | 5.5 | 5.7 | 6.0 | 6.6 |

(b) Applying a 5% buffer

| **Area / Five Year period** | **2021-2026** | **2022-2027** | **2023-2028** | **2024-2029** | **2025-2030** | **2026-2031** |
|---|---|---|---|---|---|---|
| Greater Cambridge | 6.1 | 6.2 | 6.3 | 6.5 | 6.9 | 7.5 |

# 5. Conclusions

## Meeting the Housing Requirement

45. 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 14,129 dwellings are expected to be delivered between 2011 and 2031. Some sites allocated in the Cambridge Local Plan 2018 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.

46. 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 23,097 dwellings are expected to be delivered between 2011 and 2031. Some sites allocated in the South Cambridgeshire Local Plan 2018 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.

47. 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 37,226 dwellings are expected to be delivered between 2011 and 2031.

## Five Year Housing Land Supply

48. Both the Cambridge and South Cambridgeshire Local Plans 2018 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 in development management decisions that concern housing development" (Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018). The adopted Local Plans also establish that the five year housing land supply will be calculated using the Liverpool methodology, which remains appropriate having regard to guidance in the NPPG (updated in July 2019).

49. Whilst the Local Plan policies also refer to the use of a 20% buffer, the Councils no longer consider that it is appropriate to calculate their five year supply using a

20% buffer given the change in approach in the revised NPPF (see paragraphs 40-41 in Section 4, above). Based on paragraph 73 and footnote 39 of the revised NPPF, the Councils consider that it is now appropriate to apply a 5% buffer to their five year housing land supply calculations for 2021-2026. However, even if a different view was taken and it was concluded that a 20% buffer should still be applied, the Councils can still jointly demonstrate a five year housing land supply, as shown in this document.

50. Collectively for Greater Cambridge, the Councils can demonstrate a five year housing land supply. The Councils jointly have 6.1 years of housing land supply for the 2021-2026 five year period, using the Liverpool methodology and applying a 5% buffer. This five year housing land supply for 2021-2026 should be used when making planning decisions from the date of publication of this document (1 April 2021).

## Implications for Decision Making

51. Paragraph 11 of the NPPF (published in February 2019) sets out a presumption in favour of sustainable development, which for decision-taking means "approving development proposals that accord with an up-to-date development plan without delay" (paragraph 11(c)).

52. Paragraph 11(d) and footnote 7 of the NPPF (published in February 2019) set out the circumstances where planning policies should be considered out of date when making decisions on planning applications, and these include where the Council cannot demonstrate a five year housing land supply or where the Council's Housing Delivery Test results indicate that delivery was substantially below the housing requirement over the previous three years. On the basis of the five year supply calculations in this document and from the date of this document (1 April 2021), policies in the Cambridge and South Cambridgeshire Local Plans are not deemed out of date through the operation of footnote 7 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in February 2019).

# Appendix A: Survey of Impacts of Coronavirus Pandemic on Small Sites

A.1. In May 2020, while England was in the first national lockdown as a result of the coronavirus pandemic, the Councils were aware through anecdotal evidence that the majority of the major housebuilders had stopped construction on their sites, but that builders were continuing construction on small sites of 9 dwellings or less. To assess this anecdotal evidence, the Councils contacted 41 small sites that were recorded as being under construction in March 2020 to understand the impacts of the coronavirus pandemic on the delivery of their development. Each of the small sites was sent the following email:

Subject: Greater Cambridge Housing Supply – [site name]

Dear [name]

The Councils are seeking to establish the implications of the Covid-19 situation on housing completions in Cambridge and South Cambridgeshire so that we can ensure our housing supply figures are up to date, including on sites where we understand construction is currently underway.

Accordingly, the Councils would be grateful for written answers by **Friday 15th May 2020** to each of the following questions in relation to [site name]:

1. Has construction stopped on site?

2. If construction has stopped, what is the reason for this? For example, has construction stopped due to the site being unable to function effectively while complying with Government guidance, or has construction stopped due to being unable to access materials?

3. If construction has stopped, do you know when construction will restart?

4. Has construction continued on site?

5. If construction has continued, has the rate of progress slowed and if so, to what extent?

6. Will the development be completed before 31 March 2021?

7. If the development is expected to be completed after March 2021, when is it anticipated that completion will be achieved?

Please be aware that the Councils may need to publish your answers as part of their evidence of the deliverability of sites in their housing supply, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

A.2. Responses were received from 13 small sites, giving a 32% response rate, and their answers are summarised in Figure 6 (below).

Figure 6: Responses received from small sites on the impacts of the coronavirus pandemic on construction activity

| **Question / Site** | **1. Has construction stopped on site?** | **2. When will construction restart?** | **3. Has construction continued on site?** | **4. Has the rate of progress slowed?** | **5. Will the development be completed by 31 March 2021?** |
|---|---|---|---|---|---|
| Site 1 | - | - | - | - | Yes, by July 2020 |
| Site 2 | No | n/a | Yes | Yes, half normal rate. | Yes |
| Site 3 | No, although did stop for 4 weeks. | n/a | n/a | Yes, approximately 2 month delay. | Yes |
| Site 4 | Yes | End of May 2020 | No | Yes | Yes |
| Site 5 | Yes, but before coronavirus pandemic. | Not known | No | n/a | Unlikely |
| Site 6 | No | n/a | Yes | Yes, half normal rate. | No, will be completed by September 2021 |
| Site 7 | Yes | Restarted 13 May 2020 | No | Yes | Yes |

| Question / Site | 1. Has construction stopped on site? | 2. When will construction restart? | 3. Has construction continued on site? | 4. Has the rate of progress slowed? | 5. Will the development be completed by 31 March 2021? |
|---|---|---|---|---|---|
| Site 8 | Yes | Restarted after 2 weeks | Yes | Currently working to approximately 60% productivity. | Not known due to material shortages |
| Site 9 | Yes | Not known, still problems with supplies | No | n/a | Yes, all being well! |
| Site 10 | Yes, for 8 weeks but due to needing change to discharge of conditions approved | Restarted | No | Yes, due to supply of materials | Yes |
| Site 11 | No | n/a | Yes | Some issues but progress almost back to normal | Yes |
| Site 12 | No | n/a | Yes | Yes, by approximately 30% as very difficult to get trades. Overall project completion delayed by approximately 2 months. | Yes |
| Site 13 | Yes | Not known, staff redeployed. | No | n/a | Hopefully!! A revised programme has not been discussed. |

A.3. The responses show that on 8 out of 13 small sites (62%) construction either continued (although at a slower rate) or stopped for a period of time and then

restarted (at a slower rate). For 3 out of 13 small sites (23%), construction either stopped for reasons other than the coronavirus pandemic or the landowner / agent did not provide the information. Therefore, on only 2 out of 13 small sites (15%) construction had stopped as a result of the coronavirus pandemic and the landowner or agent was unclear as to when construction would restart. The responses also show that for the majority of these small sites, even with temporary stops in construction and a continuing reduced rate of progress, at that time the landowner or agent anticipated that the development would be completed by 31 March 2021.

# Appendix B: Template Emails with Questions

## Sites that fall within part (a) of the definition of deliverable

**Greater Cambridge Housing Trajectory – [site]**

Dear [name]

The Greater Cambridge housing trajectory is used to demonstrate that actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans, and to calculate the five year housing land supply for Greater Cambridge.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated housing completions within the next five years, ready for the start of the new five year supply period on 1 April 2021.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that where a site has detailed planning permission, the Councils can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years. National planning guidance sets out what can be used as evidence.

Taking account of this national planning policy and guidance, and appeal decisions in Greater Cambridge that have considered the Councils' five year housing land supply, the Councils would like to understand from you what progress has been made towards delivery of housing on [site]? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

[questions]

[These questions take account of the information that you provided to us in early 2020, that is published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2020): Appendix C, paragraphs x-x and Appendix D, Response x.] or [Our previous assumptions on the deliverability of this site are published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2020): Appendix C, paragraphs x-x.]

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

## Sites that fall within part (b) of the definition of deliverable

**Greater Cambridge Housing Trajectory – [site]**

Dear [name]

The Greater Cambridge housing trajectory is used demonstrate that actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans, and to calculate the five year housing land supply for Greater Cambridge.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated housing completions within the next five years, ready for the start of the new five year supply period on 1 April 2021.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. To demonstrate this, national planning policy sets out that where a site is allocated or has outline planning permission, the Councils need to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

Taking account of this national planning policy and guidance, and appeal decisions in Greater Cambridge that have considered the Councils five year housing land supply, the Councils would like to understand from you what progress has been made towards delivery of housing on [site]? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

[questions]

[These questions take account of the information that you provided to us in early 2020, that is published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2020): Appendix C, paragraphs x-x and Appendix D, Response x.] or [Our previous assumptions on the deliverability of this site are published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2020): Appendix C, paragraphs x-x.]

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

# Appendix C: Assessment of Sites included in the Greater Cambridge Housing Trajectory

## Allocations in the Cambridge Urban Area

C.1. The following sites are included in Table C2 or Table SC2 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

**The Paddocks Trading Estate, Cherry Hinton Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R7 | 123 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **123 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.2. 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. It is unclear exactly when the development will be started and completed as the Council has been unable to identify the landowner and therefore contact them or their agent. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the adopted plan period (2011-2031). The Council has also made no allowance for housing on this site by 2041, and an assessment of whether the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.3. 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 although the site is allocated in the Cambridge Local Plan 2018 the Council has been unable to identify the landowner and therefore contact them or their agent to understand their intentions regarding the delivery of residential development on this site.

**379-381 Milton Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site M1 | 95 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **95 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.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. The landowner (EMG Motorgroup) has advised that no progress has been made in bringing forward this site for housing and that they currently have no plans to develop the site for housing in the foreseeable future (see Response 2 in Appendix D). The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the adopted plan period (2011-2031). The Council has also made no allowance for housing on this site by 2041, and an assessment of whether the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.5. 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 although the site is allocated in the Cambridge Local Plan 2018 the landowner has advised they currently have no plans to develop the site for housing in the foreseeable future.

**BT telephone exchange and car park, Long Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R14 | 76 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **76 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.6. 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.

C.7. The agent (on behalf of Telereal Trillium) has advised that the site is not available until after the adopted plan period, as it is occupied by existing businesses (see Response 3 in Appendix D). The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the adopted plan period (2011-2031). The Council has also made no allowance for housing on this site by 2041, and an assessment of whether the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.8. 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 although the site is allocated in the Cambridge Local Plan 2018 the agent has advised that the site is not available until after the end of the adopted plan period (2011-2031).

**Willowcroft, Histon Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R2 | 78 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **78 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.9. 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 and is split into four parcels:

- 149 Histon Road
- 149B Histon Road
- ATS Euromaster, 143 Histon Road
- Murketts Ltd, 137 Histon Road

C.10. It is unclear exactly when the development will be started and completed as the Council has been unable to identify the landowner(s) and therefore contact them or their agent. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the adopted plan period (2011-2031). The Council has also made no allowance for housing on this site by 2041, and an assessment of whether the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.11. 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 although the site is allocated in the Cambridge Local Plan 2018 the Council has been unable to identify the landowner(s) and therefore contact them or their agent to understand their intentions regarding the delivery of residential development on this site.

**Travis Perkins, Devonshire Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R9 | 43 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **43 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.12. 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.

C.13. The agent (on behalf of Travis Perkins) has advised that pre-application discussions are underway with the Council and it is anticipated that a planning application for a residential-led mixed use development comprising of circa 134 dwellings, commercial/office floorspace, community uses and open space will be submitted in summer 2021 (see Response 5 in Appendix D). The agent has advised that a full range of site assessments are being undertaken to inform the planning application (see Response 5 in Appendix D). The agent has advised that the site is under option by a developer and it is anticipated that the site will become vacant in Q1 2023 (see Response 5 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q2/Q3 2023, that the first dwelling(s) will be completed in Q3 2024, and that the development will be completed in 2026-2027 (see Response 5 in Appendix D). The agent has advised that any site constraints are being addressed through ongoing assessment work and discussion with the Council, and that there are no specific market or cost factors that will affect the delivery of the development other than general market factors affecting the whole industry (see Response 5 in Appendix D).

C.14. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018 and a previous full planning permission on the site (11/1294/FUL) that was not implemented. The allocation is identified as having a capacity of 43 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. However, for the purposes of the

housing trajectory, until a planning permission is granted, the Council is only relying on this site to provide 43 dwellings.

C.15. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 43 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that pre-application discussions are underway and that it is anticipated that a planning application will be submitted in summer 2021, the agent has advised that the site is under option by a developer, the agent has advised that a range of site assessments are being undertaken and that any site constraints are being addressed, and the agent has advised that construction will start on the first dwellings in Q2/Q3 2023. There is clear evidence that housing completions will begin on site within five years.

**Police Station, Parkside, Cambridge**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Site M4 | 50 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **50 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.16. 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.

C.17. The landowner (Cambridgeshire Constabulary) has advised that the site will become available once the police have been relocated to a new purpose built police station at Milton and a new city centre station (see Response 6 in Appendix D). The landowner has also advised that due diligence surveys, a building survey, structural engineer's report and utilities investigations have all

been undertaken for the Parkside site, and that they are looking to secure a developer in 2022 following marketing of the site (see Response 6 in Appendix D). The landowner has advised that the timetable for delivery of housing on this site is dependent on the delivery of the new purpose built police station at Milton, and that the programme for the delivery of that site is on track with the planning application due to be considered by the planning committee in March 2021 (see Response 6 in Appendix D). The landowner anticipates that construction will start on site in 2023 and that the first dwellings will be completed in 2024-2025 (see Response 6 in Appendix D).

C.18. The Council's planning committee in March 2021 resolved to grant full planning permission (20/04010/FUL) for a new purpose built police station containing offices, custody suite and associated facilities on land south west of Milton Park & Ride, Butt Lane, Milton, subject to consultation with and confirmation from the Secretary of State that the application is not to be called in for his determination.

C.19. 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 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 police have been relocated to a new purpose built police station at Milton, the Council's planning committee has resolved to grant full planning permission for a new purpose built police station at Milton, the landowner has advised that site assessment work has been undertaken, the landowner has advised that they are looking to secure a developer in 2022, and the landowner anticipates that construction will start on site in 2023. There is no evidence that the site will not be delivered within five years.

**Ridgeons, Cromwell Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R12 | 245 dwellings | 18 October 2018 | - | - | - | - |
| 16/1904/OUT | 245 dwellings | - | Outline | 31 October 2016 | 7 February 2018 | 21 June 2018 |
| 19/0288/FUL | 295 dwellings | - | Full | 4 March 2019 | 11 June 2019 | 16 October 2019 |
| **Total** | **295 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.20. 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 full planning permission for 295 dwellings, a nursery and community facility, play equipment and landscaping. At March 2020, 20 dwellings were under construction and 275 dwellings had not been started.

C.21. 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. The housebuilder (Hill) is marketing the development as Timberworks. The developer (CIP) has advised that they remain on track, and the developer continues to anticipate that the first housing completions will be in 2021-2022, and that the development will be completed by June 2023 (see Response 7 in Appendix D).

C.22. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 295 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site has full planning permission for 295 dwellings, the site is in the ownership of a developer (Cambridge Investment Partnership), construction has started on site, and the developer anticipates that the first housing completions will be in 2021-2022. There is no evidence that the site will not be delivered within five years.

**Henry Giles House, Chesterton Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R4 | 48 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **48 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.23. 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.

C.24. The agent (on behalf of Telereal Trillium) has advised that the site is not currently available as it is occupied by JobCentre Plus, but that it would become available in 2029-2030 (see Response 8 in Appendix D). The agent has advised that Telereal Trillium believe the site could accommodate 100 dwellings (see Response 8 in Appendix D). The agent anticipates that development would start on site in 2029-2030, that the first housing completions would be in 2029-2030, and that the development would be completed in 2030-2031 (see Response 8 in Appendix D).

C.25. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation is identified as having a capacity of 48 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. For the purposes of the housing trajectory, until a planning permission is granted, the Council is only relying on this site to provide 48 dwellings.

C.26. 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**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R1 | 32 dwellings | 18 October 2018 | - | - | - | - |
| 15/0519/OUT | 26 dwellings | - | Outline | 23 March 2015 | 6 January 2016 | 27 September 2016 |
| 19/0718/REM | 26 dwellings | - | Reserved Matters | 23 May 2019 | 17 December 2019 | 5 February 2020 |
| **Total** | **26 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.27. 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 detailed planning permission for the demolition of the existing dwelling and erection of 27 dwellings. A condition on the outline planning permission requires that development begins within two years from approval of the reserved matters planning permission. At March 2020, no construction had started on site.

C.28. The housebuilder (Laragh Homes) is marketing the site as The Mews. The housebuilder (Laragh Homes) has advised that the existing dwelling has been demolished and that they hope to start groundworks in February 2021, subject to all pre-commencement conditions being discharged (see Response 9 in Appendix D). The housebuilder anticipates that the first housing completions will be in January 2022 and that the development will be completed in summer 2022 (see Response 9 in Appendix D).

C.29. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 26 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Laragh Homes), the housebuilder anticipates that groundworks will start in February 2021, and the housebuilder anticipates that the first dwellings will be completed in January 2022. There is no evidence that the site will not be delivered within five years.

**Betjeman House, Hills Road, Cambridge**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Site M44 | 156 dwellings | 18 October 2018 | - | - | - | - |
| 06/0552/FUL | 156 dwellings | - | Full | 20 June 2006 | 6 August 2006 | 3 August 2007 |
| **Total** | **156 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.30. 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.

C.31. The Council is currently considering a full planning application (20/03429/FUL) for this site that includes the demolition of Betjeman House, Broadcasting House, Ortona House, Francis House, and the rear multi-storey carpark to Francis House to allow for construction of two new commercial buildings providing flexible B1(a), B1(b), A1, A2, A3 uses; the construction of a basement with mezzanine level to provide for building services, cycle parking and car parking; the refurbishment of the Flying Pig Public House; and the creation of

new public realm and landscaping. The agent (on behalf of PACE Investments Ltd) has advised that if this non-residential planning application is approved, it is their intention that permission will replace the extant planning permission for 156 dwellings (see Response 10 in Appendix D).

C.32. As the landowners are now proposing non-residential development on the area of this site with extant planning permission for 156 dwellings, there is uncertainty regarding the delivery of residential development on this site. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on the remainder of this site within the adopted plan period (2011-2031).

C.33. 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 although the site is allocated in the Cambridge Local Plan 2018 and has an extant full planning permission including 156 dwellings, there is uncertainty over whether housing will be delivered on the remainder of the site.

**Station Area - Pink Phase (Station Road West), Cambridge**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Site M14 | mix of uses including residential | 18 October 2018 | - | - | - | - |
| 08/0266/OUT | up to 331 dwellings | - | Outline | 22 February 2008 | 15 October 2008 | 09 April 2010 |
| 13/1034/REM | 137 dwellings | - | Reserved Matters | 16 December 2013 | 9 January 2014 | 9 January 2014 |
| 15/1759/FUL | 89 dwellings | - | Full | 12 November 2015 | 2 November 2016 | 8 March 2018 |
| **Total** | **226 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.34. 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 and F1 providing 137 dwellings within the pink phase have been completed.

C.35. 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. At March 2020, all 89 dwellings were under construction. At February 2021, all 89 dwellings were under construction. The housebuilder (Weston Homes) is marketing the development as Three and Four Station Square. All 24 dwellings in block K1 (Three Station Square) have been sold. The majority of the 65 dwellings in block I1 (Four Station Square) are sold, with a few reserved or for sale. As the majority of the dwellings appear to have been sold but as construction is still ongoing – the buildings are currently wrapped in scaffolding and do not have any windows or external finishes, the Council has assumed that these dwellings will all be completed in 2021-2022.

C.36. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the remaining 89 dwellings on this site 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**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Site R5 | 35 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **35 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.37. 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.

C.38. This Land has advised that they intend to submit a planning application soon for 14 dwellings on the resource centre part of the site (see Response 12a in Appendix D). This Land anticipate that if planning permission is secured in 2021 that the dwellings will be completed in 2022 (see Response 12a in Appendix D). The resource centre building has already been demolished and the site is currently temporarily being used as a construction compound for the works relating to the development of the Chisholm Trail. This Land are already developing the adjoining land to the east for residential development (see 141 Ditton Walk, paragraphs C.320-C.321 below).

C.39. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the resource centre part of this site falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site is in the ownership of a developer (This Land), the resource centre building has been demolished and the site is temporarily being used as a construction compound for the works relating to the development of the Chisholm Trail, the developer has advised that they intend to submit a planning application for 14 dwellings in 2021, and the developer anticipates that the development will be completed in 2022. There is clear evidence that housing completions will begin on the resource centre part of the site within five years.

C.40. It is unclear exactly when the development on the Oil Depot will be started and completed as the landowner (MRH (GB) Ltd)) has not provided a response. The Council has therefore taken a conservative approach to delivery on the oil depot part of this site by making no allowance for housing on this part of the site within the adopted plan period (2011-2031). The Council has also made no allowance for housing on this part of the site by 2041, and an assessment of whether the oil depot part of the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.41. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the oil depot part of this site is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018 the Council has not received a response from MRH (GB) Ltd or their agent to understand their intentions regarding the delivery of residential development on this site.

**149 Cherry Hinton Road and Telephone Exchange, Coleridge Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R8 | 33 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **33 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.42. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R8) for 33 dwellings. The site has two landowners: GCR CamProp Ten Ltd and Telereal Trillium.

C.43. The agent (on behalf of Telereal Trillium) has advised that the site is not available until after 2031 (see Response 13a in Appendix D). The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this part of the site within the adopted plan period (2011-2031). The Council has also made no allowance for housing on this part of the site by 2041, and an assessment of whether the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.44. The agent (on behalf of GCR CamProp Ten Ltd) has advised that as new site owners GCR CamProp Ten Ltd do not intend to deliver housing on the site within the short to medium term (see Response 13b in Appendix D). The agent has also advised that the landowners are currently implementing a planning permission for the refurbishment and alteration of the buildings on the site and are seeking planning permission for further business floorspace on the site (see Response 13b in Appendix D). The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this part of the site within the adopted plan period (2011-2031). The Council has also made no allowance for housing on this part of the site by 2041, and an assessment of whether the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.45. 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 although the site is allocated in the Cambridge Local Plan 2018 the agents have advised that the Telereal Trillium part of the site is not available until after the end of the adopted plan period and that GCR CamProp Ten Ltd do not intend to deliver housing on their part of the site in the short to medium term.

**Mill Road Depot, Mill Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R10 | 167 dwellings | 18 October 2018 | - | - | - | - |
| 17/2245/FUL | 182 dwellings | - | Full | 22 December 2017 | 28 March 2018 | 11 June 2018 |
| 18/1947/S73 | additional 4 dwellings | - | Variation of Condition | 11 December 2018 | 17 June 2019 | 14 August 2019 |
| 19/0175/FUL | 50 dwellings | - | Full | 15 February 2019 | 17 June 2019 | 14 August 2019 |
| **Total** | **236 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.46. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R10) for 167 dwellings. The site has detailed planning permission for phase 1: 186 dwellings, floorspace for Use Class B1 (Business) or D1 (Non-Residential Institutions) in the alternative, and open space. At March 2020, on phase 1, 15 dwellings had been completed, 56 dwellings were under construction and 115 dwellings had not been started. At December 2020, construction had started on all dwellings. The site has full planning permission 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. At March 2020, on phase 2, all 50 dwellings had not been started. At December 2020, construction had started on all dwellings.

C.47. The developer (Cambridge Investment Partnership) is marketing the development as Ironworks, with plots for sale. The developer (Cambridge

Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that a total of 25 dwellings had been completed by 31 December 2020 and that a further 10 dwellings are anticipated to be completed by 31 March 2021, which is less completions than had previously been anticipated for 2020-2021 and is a result of delays in the delivery of the apartments (see Response 14 in Appendix D). The developer anticipates that the development will be completed by 31 March 2022 (see Response 14 in Appendix D).

C.48. The Council had recorded 15 dwellings as completed by 31 March 2020, which are included in the total of 25 dwellings completed by 31 December 2020 provided by the housebuilder. The Council has used the difference between these two figures as the number of completions for 1 April – 31 December 2020 so that together with the completions for 2019-2020, the total completions at 31 December 2020 on this site is the same for the Council and the developer (25 dwellings).

C.49. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 236 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: phase 1 of the site has full planning permission and is under construction, phase 2 of the site has full planning permission and is under construction, the site is in the ownership of a developer (Cambridge Investment Partnership), and the developer anticipates that the whole development will be completed by 31 March 2022. There is no evidence that the site will not be delivered within five years.

**Horizon Resource Centre, 285 Coldham's Lane, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R11 | 40 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **40 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.50. 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 is still in operational use; however the landowner has advised that the site might possibly

become available in the next 5-10 years if it was declared surplus to operational requirements (see Response 15 in Appendix D). The landowner has advised that if the site were to be brought forward they would aim to secure outline planning permission and then sell the site to a developer, and that highways access could be problematic and would need further investigation (see Response 15 in Appendix D).

C.51. 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 adopted plan period (2011-2031). The Council has also made no allowance for housing on this site by 2041, and an assessment of whether the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.52. 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 although the site is allocated in the Cambridge Local Plan 2018 the landowner has advised that the site will only become available if its declared surplus to operational requirements.

**Cambridge Professional Development Centre, Foster Road, Cambridge**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Site R16 | 67 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **67 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.53. 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 is still in operational use; however the landowner has advised that the site might possibly become available in the next 5-10 years if it was declared surplus to operational requirements (see Response 16 in Appendix D). The landowner has advised that if the site were to be brought forward they would aim to secure outline

planning permission and then sell the site to a developer (see Response 16 in Appendix D).

C.54. 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 adopted plan period (2011-2031). The Council has also made no allowance for housing on this site by 2041, and an assessment of whether the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.55. 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 although the site is allocated in the Cambridge Local Plan 2018 the landowner has advised that the site will only become available if its declared surplus to operational requirements.

**Clifton Road Area, Cambridge**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Site M2 | 550 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **550 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.56. 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. Cambridge City Council is the freeholder for this site, but there are multiple leaseholders including USS.

C.57. The freeholder (Cambridge City Council) has advised that the buildings are let on long leaseholds and therefore unless a long leaseholder is taking forward development on the site, the Council's input is minimal (see Response 17a in Appendix D). The freeholder has advised that if a long leaseholder was minded to develop, the Council would need to give its consent and would no doubt be more involved as their lease will be too short for residential development (see Response 17a in Appendix D). The freeholder has advised that they have not

had any discussions with a long leaseholder recently about any proposals (see Response 17a in Appendix D).

C.58. The agent (on behalf of USS, one of the long leaseholders) is continuing to promote the allocation for residential development through the preparation of the new Greater Cambridge Local Plan, and the agent has advised that they are working to bring forward the site for development (see Response 17b in Appendix D). The agent has advised that the information provided to the Councils in 2020 is still correct, however the timings should all be pushed back a year as a result of the coronavirus pandemic (see Response 17b in Appendix D). The Council has therefore made no allowance for housing on this site within the five year period; however it is still anticipated that over half of the development will come forward within the adopted plan period (2011-2031).

C.59. 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 USS, one of the long leaseholders) is continuing to promote the allocation for residential development through the preparation of the new Greater Cambridge Local Plan, and the agent (on behalf of USS) has previously advised that they are working to bring forward the site for development. 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**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Site M5 | 20 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **20 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.60. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site M5) for 20 dwellings and employment uses. The agent (on behalf of Trinity Hall) has advised that the site is anticipated to be available before 2031, as although Trinity Hall are currently retaining the existing uses on the site, they are considering redevelopment options (see Response 18 in Appendix D). The agent has advised that initial feasibility studies have been undertaken, and that a

planning application could be submitted within the next 10 years (see Response 18 in Appendix D). The agent anticipates that the development could be completed within the next 10 years (see Response 18 in Appendix D).

C.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 has advised that redevelopment options are being considered, and the agent anticipates the development could be completed within the next 10 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.

**636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site R6 | 75 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **75 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.62. 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.

C.63. The four landowners have been collaborating with the Council to establish a Statement of Principles (or development framework) for this allocation and the adjacent local centre, which once finalised will be a material consideration when determining planning applications. Through this collaboration, the Council understands that the Spiritualist Church are not currently interested in developing their land within this allocation. The agent (on behalf of Cambridge City Council) has advised that they have no immediate plans to submit an application (see Response 19 in Appendix D). However, it is unclear what the intentions are of Cambridgeshire County Council and The Churches Trust as they have not provided a response.

C.64. Although a Statement of Principles is being prepared, given that the site has multiple landowners and there is not a clear timetable or evidence for delivery within the five year period, 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 adopted plan period (2011-2031).

C.65. 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 landowners are collaborating with the Council to establish a Statement of Principles (or development framework) for this allocation and the adjacent local centre. 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**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Site R21 | 78 dwellings | 18 October 2018 | - | - | - | - |
| **Total** | **78 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.66. 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.

C.67. The landowner (Cambridgeshire Community Services NHS Trust) has advised that they have been working with Cambridge City Council to look at redevelopment options for this site and adjoining land, and that a number of feasibility studies are being undertaken (see Response 20 in Appendix D). The landowner anticipates that the site will be available before 2031, and that a planning application could be submitted in 2021-2022 or 2022-2023 (see Response 20 in Appendix D). The landowner has advised that their intentions

regarding securing a developer will depend on the outcomes of the joint working with the Council (see Response 20 in Appendix D). The landowner anticipates that the first dwellings could be completed in 2025-2026 (see Response 20 in Appendix D).

C.68. Although the landowner has advised that they have been working with the Council, there have been no pre-application discussions and there is not a clear timetable or evidence for delivery within the five year period. 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 adopted plan period (2011-2031).

C.69. 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 they are working with the Council to look at redevelopment options for this site and adjoining land, and the landowner has advised that a number of feasibility studies are being undertaken. 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**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy SS/1 | - | 27 September 2018 | - | - | - | - |
| S/1294/16/FL<br><br>Parcel L2 | 63 dwellings | - | Full | 20 June 2016 | 2 August 2017 | 4 September 2017 |
| 20/03802/FUL<br><br>Parcel L2 | 75 dwellings | - | Full | 11 September 2020 | - | - |
| S/2975/14/OL<br><br>Parcel Com4 | 42 dwellings | - | Outline | 22 December 2014 | 30 March 2015 | 18 April 2016 |
| S/4191/19/FL<br><br>Parcel Com4 | 80 dwellings | - | Full | 2 December 2019 | 26 August 2020 | 28 August 2020 |
| **Total** | **143 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.70. 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 for development including 900 dwellings 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 whole site was approved in June 2005, and has largely been implemented, but that planning permission has now lapsed.

C.71. **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. The Government has automatically extended to 1 May 2021 the time limit for development to be begun of any unimplemented planning permissions that would have lapsed between 19 August and 31 December 2020, and therefore as this permission would have lapsed in September 2020, development must now be begun by 1 May 2021. An

alternative planning application for 75 dwellings was submitted in September 2020 and is being considered by the Council.

C.72. The developer (Cambridge Investment Partnership) has advised that it is hoped that the alternative planning application will be considered by planning committee in March 2021, and that they are working to address the holding objections from Highways England (see Response 21 in Appendix D). The developer has advised that construction will start on site within 2-3 months of securing planning permission, and therefore the developer anticipates that construction will start on the first dwelling(s) in summer 2021 (see Response 21 in Appendix D). The developer anticipates that the development will be completed in summer 2023 (see Response 21 in Appendix D).

C.73. The planning application will not be able to be considered by the Council's planning committee in March 2021 as the holding objections from Highways England are still being addressed. However, the Council considers that the planning application will be considered by its planning committee in spring 2021, and that this short delay in determination will not affect the delivery of this development. The principle of residential development on this site has been agreed through its allocation in the South Cambridgeshire Local Plan 2018 and the extant full planning permission for 63 dwellings on the site. For the purposes of the housing trajectory, until the alternative planning permission is granted, the Council is only relying on this site to provide 63 dwellings.

C.74. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 63 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has an extant full planning permission, an alternative full planning application is being considered by the Council, the site is in the ownership of a developer (Cambridge Investment Partnership), and the developer anticipates that construction will start on the first dwelling(s) in summer 2021. There is no evidence that the site will not be delivered within five years.

C.75. **Parcel Com4**: the site has full planning permission for 80 dwellings on this site, which was approved in August 2020, and the Council's planning committee in October 2020 gave officers delegated powers to approve an alternative full planning application (S/4243/19/FL) for 138 student rooms, subject to the completion of a s106 agreement. It is unclear which of these two developments the developer (Marchingdale Developments Limited) intends to implement as they have not provided a response.

C.76. Although the parcel has full planning permission for 80 dwellings, the developer could, subject to the completion of a s106 agreement and Council issuing the formal decision notice, decide to implement their proposed development of 138

student rooms, which would not result in dwellings on this parcel. The Council therefore considers that there is currently uncertainty regarding delivery of housing on this parcel, and that they need confirmation from the developer on which planning permission they intend to implement before it would be reasonable to assess the parcel as being deliverable.

C.77. 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 although the site has full planning permission for 80 dwellings, there is uncertainty regarding its delivery, as a result of the developer also pursuing an alternative proposal for the site.

## Allocations on the Cambridge Fringe

C.78. The following sites are included in Table C3 and / or Table SC3 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

**North West Cambridge (University Site)**

C.79. 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.

C.80. 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.

C.81. The build out rates on North West Cambridge so far are shown in Figure 7 (below). The data shows that the peak number of completions delivered in a year is 410 dwellings; however the average number of completions per year varies significantly.

Figure 7: Build Out Rates on North West Cambridge

(a) Lots M1 & M2 (250 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 4 | 146 | 22 | 146 | 57 |
| Affordable | 0 | 0 | 0 | 0 | 0 | - |
| **Total** | **0** | **4** | **146** | **22** | **146** | **57** |

(b) Lot 1 (117 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | - |
| Affordable | 0 | 117 | 0 | 0 | 117 | 117 |
| **Total** | **0** | **117** | **0** | **0** | **117** | **117** |

(c) Lot 2 (264 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | - |
| Affordable | 0 | 0 | 264 | 0 | 264 | 264 |
| **Total** | **0** | **0** | **264** | **0** | **264** | **264** |

(d) Lot 3 (232 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | - |
| Affordable | 0 | 232 | 0 | 0 | 232 | 232 |
| **Total** | **0** | **232** | **0** | **0** | **232** | **232** |

(e) Lot 8 (73 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | - |
| Affordable | 73 | 0 | 0 | 0 | 73 | 73 |
| **Total** | **73** | **0** | **0** | **0** | **73** | **73** |

(f) Total

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 4 | 146 | 22 | 146 | 57 |
| Affordable | 73 | 349 | 264 | 0 | 349 | 229 |
| **Total** | **73** | **353** | **410** | **22** | **410** | **215** |

C.82. 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.

C.83. 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.

C.84. Lots M1 & M2 (250 dwellings, 121 dwellings in Cambridge and 129 dwellings in South Cambridgeshire) have detailed planning permission and are under construction. At March 2020, 119 dwellings had been completed in Cambridge, 53 dwellings had been completed in South Cambridgeshire, 2 dwellings were under construction in Cambridge, 17 dwellings were under construction in South Cambridgeshire, and 59 dwellings had not been started in South Cambridgeshire. It is unclear exactly how many dwellings are anticipated to be completed by 31 March 2021 as neither the University of Cambridge or Hill have provided a response. The Council has therefore estimated the number of dwellings that will be completed by 31 March 2021 based on Council Tax records and the dwellings showing on the Council's current version of Ordnance Survey mastermap. It is estimated that all 121 dwellings in Cambridge have been completed and a total of 63 dwellings are completed within South Cambridgeshire at February 2021, and therefore the Council has used the difference between this estimate (184 dwellings) and the completions recorded at 31 March 2020 (172 dwellings) as the anticipated completions for 2020-2021 (2 dwellings in Cambridge and 10 dwellings in South Cambridgeshire). The developer (University of Cambridge) has advised that these lots will be completed by March 2024 (see Response 23a in Appendix D).

C.85. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 239 dwellings on lots M1 & M2 fall within part (a) of the definition of deliverable. These lots are therefore considered deliverable as they have detailed planning permission and are under construction. There is no evidence that these lots will not be delivered within five years.

C.86. Lot S3 (186 dwellings in Cambridge) has detailed planning permission, approved in April 2019. At March 2020, all 186 dwellings had not been started. At February 2021, construction had started on site. The developer (University of Cambridge) has advised that this lot will be completed between 2022 and 2024 (see Response 23a in Appendix D).

C.87. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 186 dwellings on lot S3 fall within part (a) of the definition of deliverable. This lot is therefore considered deliverable as it has

detailed planning permission, is in the ownership of a housebuilder (Hill Residential), construction has started on site, and the developer (University of Cambridge) anticipates that it will be completed between 2022 and 2024. There is no evidence that this lot will not be delivered within five years.

C.88. Lot M3 (106 dwellings in Cambridge) has detailed planning permission, approved in June 2017. A material start has been made on site and therefore the planning permission remains extant. At March 2020, all 106 dwellings had not been started. The developer (University of Cambridge) has advised that this lot will be completed in 2025-2026 (see Response 23a in Appendix D).

C.89. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 106 dwellings on lot M3 fall within part (a) of the definition of deliverable. This lot is therefore considered deliverable as: it has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), a material start has been made on site, and the developer (University of Cambridge) has advised that the lot will be completed in 2025-2026. There is no evidence that this lot will not be delivered within five years.

C.90. The remainder of the site (750 dwellings in Cambridge and 1,022 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.

C.91. Pre-application discussions are underway with Present Made for lots S1 & S2 (that are within South Cambridgeshire) and a Planning Performance Agreement was agreed in October 2020 between the Council and Present Made that covers the determination of the reserved matters planning application, with the provision to extend to cover the discharge of planning conditions if agreed. The agent (on behalf of Present Made) has advised that these lots are anticipated to deliver 367 dwellings and that a reserved matters planning application will be submitted in April 2021 (see Response 23b in Appendix D).

C.92. The developer (University of Cambridge) anticipates that these lots will be completed between 2023 and 2025 (see Response 23a in Appendix D), however the design and exact number of dwellings anticipated on these lots are still being discussed. The Council has therefore taken a conservative approach to delivery on these lots and assumed that 250 dwellings will be delivered on these lots within the five year period.

C.93. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) lots S1 & S2 fall within part (b) of the

definition of deliverable. These lots are therefore considered deliverable and developable as: the lots have outline planning permission, the lots are in the ownership of a developer (Present Made), pre-application discussions are underway, the lots are subject to a Planning Performance Agreement, and the agent has advised that a reserved matters application will be submitted in spring 2021. There is clear evidence that housing completions will begin on site within five years.

C.94. Pre-application discussions are underway with Durkan for lots M4 & M5 (that are within Cambridge) and a Planning Performance Agreement was agreed in March 2021 between the Council and Durkan that covers the determination of the reserved matters planning application, with the provision to extend to cover the discharge of planning conditions if agreed. The agent (on behalf of Durkan) has advised that these lots are anticipated to deliver 170 dwellings and that a reserved matters planning application will be submitted in July 2021 (see Response 23b in Appendix D). The agent anticipates that the first dwelling(s) will be completed in 2023-2024 (see Response 23b in Appendix D).

C.95. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 170 dwellings on lots M4 & M5 fall within part (b) of the definition of deliverable. These lots are therefore considered deliverable and developable as: the lots have outline planning permission, the lots are in the ownership of a developer (Durkan), pre-application discussions are underway, the lots are subject to a Planning Performance Agreement, the agent has advised that a reserved matters application will be submitted in July 2021, and the agent anticipates that the first dwelling(s) will be completed in 2023-2024. There is clear evidence that housing completions will begin on site within five years.

C.96. Pre-application discussions have been undertaken relating to the infrastructure for phase 2, which is likely to be for a mix of uses. The developer (University of Cambridge) has advised that their target for submission of planning applications for this infrastructure is early 2022 and the developer anticipates that construction will start on delivering this infrastructure in early 2023 (see Response 23a in Appendix D). The developer has also advised that they are currently receiving bids from prospective development partners for a further 7 lots distributed across the site, and that they are hoping to make progress on delivering these lots as soon as possible (see Response 23a in Appendix D).

C.97. As it is unclear exactly when the remainder of the development will be started and completed, 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 majority of the remainder of this

development will come forward within the adopted plan period (2011-2031). The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Eddington is a strategic site. The Councils have therefore used their typical assumptions for the build out rates for this development during the remainder of the adopted plan period (2011-2031).

C.98. 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 the site 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)**

C.99. 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).

C.100. The build out rates on the whole of NIAB (Darwin Green) so far are shown in Figure 8 (below). The data shows that the peak number of completions delivered in a year is 100 dwellings; however the average number of dwellings completed per year is lower.

Figure 8: Build Out Rates on NIAB (Darwin Green)

(a) Frontage (187 dwellings)

| Tenure | Dwellings completed in 2010-2011 | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|
| Market | 35 | 29 | 32 | 11 | 0 | 0 | 0 | 35 | 27 |
| Affordable | 19 | 20 | 7 | 0 | 0 | 0 | 0 | 20 | 15 |
| **Total** | **54** | **49** | **39** | **11** | **0** | **0** | **0** | **54** | **38** |

(b) Main (1,593 dwellings)

| Tenure | Dwellings completed in 2010-2011 | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | 15 | 50 | 50 | 33 |
| Affordable | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 50 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **15** | **100** | **100** | **58** |

(c) Total

| Tenure | Dwellings completed in 2010-2011 | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|
| Market | 35 | 29 | 32 | 11 | 0 | 15 | 50 | 50 | 29 |
| Affordable | 19 | 20 | 7 | 0 | 0 | 0 | 50 | 50 | 24 |
| **Total** | **54** | **49** | **39** | **11** | **0** | **15** | **100** | **100** | **45** |

C.101. **NIAB Frontage**: the site has detailed planning permission for 187 dwellings. At March 2020, 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 therefore taken a conservative approach to delivery on this site by making no allowance for the remaining 34 dwellings on this site in the housing trajectory.

C.102. 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.

C.103. **NIAB Main (Darwin Green 1)**: the site has outline planning permission for up to 1,593 dwellings, a primary school, community facilities, and retail units (use classes A1, A2, A3, A4 and A5), which was approved in December 2013. A condition on the planning permission allows the landowner eight years for the submission of all reserved matters planning application(s); therefore all reserved matters planning applications for housing would need to be submitted by December 2021.

C.104. The **Local Centre** (15/1670/REM) has detailed planning permission for 114 dwellings, library, community rooms, health centres and retail units. At March 2020, 55 dwellings were under construction and 59 dwellings had not been started. At the North West and West Community Forum in December 2020, the housebuilder (Barratts) provided a delivery timetable for the build out of the Local Centre, which anticipated that the courtyard (55 dwellings) will be completed in spring 2021, that the library (including 16 dwellings) will be completed in summer 2022, and that the retail areas (including 43 dwellings) will be completed in autumn 2022.

C.105. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 114 dwellings on the Local Centre fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as it has detailed planning permission and is under construction. There is no evidence that this lot will not be delivered within five years.

C.106. **Parcel BDW1** (16/0208/REM) has detailed planning permission for 173 dwellings and public open space. At March 2020, 115 dwellings had been completed, 53 dwellings were under construction, and 5 dwellings had not been started. The housebuilder has advised that 133 dwellings had been completed at 31 December 2020 and that a further 20 dwellings are anticipated to be

completed by 31 March 2021 (see Response 24a in Appendix D). The Council has estimated at February 2021 that the parcel has been completed, based on information gathered on a site visit using the monitoring definition of a completed dwelling as set out in paragraph 12 (see Section 2 above) and through Council Tax records and the dwellings showing on the Council's current version of Ordnance Survey mastermap.

C.107. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 173 dwellings on parcel BDW1 fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as it has detailed planning permission and the Council has estimated that the parcel has been completed. There is no evidence that this lot will not be delivered within five years.

C.108. The development is now being taken forward by both Barratts (Cambridgeshire) and Barratts / David Wilson Homes (Eastern Counties), and the housebuilders are looking to deliver two parcels simultaneously by opening up a second access to the site from the north (off Histon Road) alongside the existing access to the south (off Huntingdon Road). The housebuilder (Barratts / David Wilson Homes – Eastern Counties) has advised that they are preparing a reserved matters planning application for parcels **SP1 to SP3** (also known as **BDW5 & BDW6**) that will be accessed off Histon Road (see Response 24a in Appendix D). The housebuilder has advised that they intend to submit a new reserved matters planning application in June 2021 (see Response 24a in Appendix D). The housebuilder anticipates that construction will start on site in January 2022 once the requisite permissions are in place and conditions have been discharged (see Response 24a in Appendix D). A Planning Performance Agreement for the pre-application discussions and the period up to the determination of the reserved matters planning application for 411 dwellings on parcels SP1 to SP3 has been agreed between the Council and Barratts / David Wilson Homes – Eastern Counties. It sets out the following timetable:

- Start of pre-application meetings – February 2021
- Target submission of the reserved matters application – June 2021
- Target committee date and issuing of the decision notice – October 2021

C.109. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Darwin Green is a strategic site. The housebuilders of Darwin Green have previously advised that build out rates for this development of up to 200 dwellings per annum will be achieved. The Council has therefore used the lower build out rates previously provided by the housebuilders for the build out rates for this development.

C.110. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 411 dwellings on parcels SP1 to SP3 fall within part (b) of the definition of deliverable. These parcels are therefore considered deliverable as: the parcels have outline planning permission, a Planning Performance Agreement for the pre-application discussions and the period up to the determination of the reserved matters planning application has been agreed, the parcels are in the ownership of a housebuilder (Barratts), pre-application discussions are underway, and it is anticipated that a reserved matters planning application will be submitted in June 2021. There is clear evidence that housing completions will begin on site within five years.

C.111. A reserved matters planning application (19/1056/REM) for 328 dwellings on **parcel BDW2** was refused in December 2020. The housebuilder (Barratts) anticipates that this parcel will be completed by 2024-2025 (see Response 24a in Appendix D). The housebuilder (Barratts / David Wilson Homes) has advised that the refusal of the reserved matters planning application for parcel BDW2 has delayed the delivery of the site, and several options are being considered for restarting delivery, such as the opening up of a second access to the site (see Response 24a in Appendix D).

C.112. It is unclear exactly when the remainder of the development will be started and completed as the housebuilder has not provided a response, therefore 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 (including on parcel BDW2) within the five year period; however it is still anticipated that the remainder of this development will come forward within the plan period. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Darwin Green is a strategic site. The housebuilders of Darwin Green have previously advised that build out rates for this development of up to 200 dwellings per annum will be achieved. The Council has therefore used the lower build out rates previously provided by the housebuilders for the build out rates for this development during the remainder of the adopted plan period (2011-2031) rather than the Councils' typical assumptions.

C.113. 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 Cambridge Local Plan 2018, the site has outline planning permission, and the site is in the ownership of a housebuilder (Barratts / David Wilson 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.

C.114. **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.

C.115. It is unclear exactly when this development will be started and completed as the housebuilder (Barratts) has not provided a response. The Councils have therefore taken a conservative approach to delivery of this site and assumed that it will follow on from the delivery of NIAB Main (Darwin Green 1). The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Darwin Green is a strategic site. The housebuilders of Darwin Green have previously advised that build out rates for this development of up to 200 dwellings per annum will be achieved. The Council has therefore used the lower build out rates previously provided by the housebuilders for the build out rates for this development rather than the Councils' typical assumptions.

C.116. 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, and the site is in the ownership of a housebuilder (Barratt Homes / David Wilson 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.

**Cambridge East**

C.117. 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.

C.118. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport would not happen before 2031 at least, as there were 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 for longer term development beyond 2031. Development on the safeguarded land will only occur once the site becomes available and following a review of the Local Plans and the Cambridge East Area Action Plan.

**Cambridge Airport**

C.119. This land is safeguarded and as no housing is expected to be delivered on this land within the adopted plan period to 2031, no allowance is made for housing on the airport in the housing trajectory. Marshall of Cambridge announced in 2019 its intentions to move to a new location by 2030, and therefore the Councils are exploring 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)**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy SS/3 | 1,300 dwellings | 27 September 2018 | - | - | - | - |
| S/2682/13/OL | 1,300 dwellings | - | Outline | 18 December 2013 | 20 April 2016 | 30 November 2016 |
| S/1096/19/RM<br><br>Phase 1a | 239 dwellings | - | Reserved Matters | 21 March 2019 | 21 August 2019 | 12 September 2019 |
| 20/02569/REM<br><br>Phase 1b | 308 dwellings | - | Reserved Matters | 28 May 2020 | 18 November 2020 | 15 December 2020 |
| Total | 1,300 dwellings | - | - | - | - | - |

C.120. 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.

C.121. 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 has been used to enable infrastructure works for the development and to fund the re-provision of the ground running enclosure facility at Cambridge Airport (which was necessary to mitigate the noise impacts from aircraft engine testing on the new homes). This has allowed the first phase of housing to be delivered up to 18 months ahead of schedule.

C.122. Detailed planning permission for 239 dwellings and non-residential floorspace including 'Market Square' on **Phase 1a** was approved in September 2019. At March 2020, 22 dwellings were under construction and 217 dwellings had not been started. The developer (Hill Marshall LLP) is marketing the development as Marleigh, with plots for sale. The first dwellings were completed in 2020, with the first occupations in November 2020. The agent (on behalf of Hill Marshall LLP) has advised that 10 dwellings had been completed by 31 December 2020 and that a further 26 dwellings are anticipated to be completed by 31 March 2021 (see Response 25 in Appendix D). The agent anticipates that the first 150 dwellings on phase 1a will be completed by March 2022, as these are within the first construction phase (see Response 25 in Appendix D). The agent anticipates that the remaining 89 dwellings on phase 1a will be spread across future construction parcels (up to 2030) along with dwellings from phase 1b and phase 2 (see Response 25 in Appendix D).

C.123. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 239 dwellings on phase 1a fall within part (a) of the definition of deliverable. This phase is therefore considered deliverable and developable as it has detailed planning permission and is under construction. There is no evidence that the majority (if not all) of this phase will not be delivered within five years.

C.124. Detailed planning permission for 308 dwellings, non-residential floorspace, and the laying out of playing fields, open space and allotments on **Phase 1b** was approved in December 2020. All pre-commencement conditions have been discharged. The agent (on behalf of Hill Marshall LLP) anticipates that construction will start on phase 1b in March 2021 and that it will be delivered in construction parcels (up to 2030) with phase 1a and phase 2 (see Response 25 in Appendix D). Hill Marshall LLP have started works in their second construction parcel, which includes part of phase 1b.

C.125. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 308 dwellings on phase 1b fall within part (a) of the definition of deliverable. This phase is therefore considered deliverable and developable as: it has detailed planning permission, the phase is in the ownership of a developer (Hill Marshall LLP), all pre-commencement conditions have been discharged, and Hill Marshall LLP have started works in their second construction parcel, which includes part of phase 1b. There is no evidence that the majority (if not all) of this phase will not be delivered within five years.

C.126. Pre-application discussions for the next phase (**Phase 2**) started in summer 2020. This phase will include approximately 400 dwellings. The Council understands that the reserved matters planning application will be submitted in April/May 2021. A Planning Performance Agreement is in place for the pre-application process for phase 2, which will be extended to cover the determination of the reserved matters planning application and discharge of planning conditions. The agent (on behalf of Hill Marshall LLP) anticipates that construction will start on phase 2 in January 2022 and that it will be delivered in construction parcels (up to 2030) with phase 1a and phase 1b (see Response 25 in Appendix D).

C.127. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the approximately 400 dwellings on phase 2 fall within part (b) of the definition of deliverable. This phase is therefore considered deliverable and developable as: the phase has outline planning permission, a Planning Performance Agreement is in place for the pre-application process, the Planning Performance Agreement will be extended to cover the determination of the reserved matters planning application and discharge of planning conditions, the phase is in the ownership of a developer (Hill Marshal LLP), pre-application discussions are underway, and it is anticipated that a reserved matters planning application will be submitted in April / May 2021. There is clear evidence that housing completions will begin on site within five years.

C.128. As it is unclear exactly when the remainder of the development will be started and completed, 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 majority (if not all) of the remainder of this development will come forward within the adopted plan period (2011-2031). The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Cambridge

East – North of Newmarket Road (Marleigh) is a strategic site. The developers of Marleigh have advised that build out rates for this development of 120 dwellings per annum will be achieved. The Council has therefore used the lower build out rates for this development during the remainder of the adopted plan period (2011-2031) rather than the Councils' typical assumptions.

C.129. 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 South Cambridgeshire Local Plan 2018, the site has outline planning permission, and the site is in the ownership of a developer (Hill Marshall LLP). 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 - Land north of Cherry Hinton**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Policy 13 / Site R47 & Policy SS/3 | 1,200 dwellings | 18 October 2018 & 27 September 2018 | - | - | - | - |
| 18/0481/OUT & S/1231/18/OL | 1,200 dwellings | - | Outline | 29 March 2018 | 27 May 2020 | 18 December 2020 |
| **Total** | **1,200 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.130. 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.

C.131. Outline planning permissions for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments were approved in December 2020. Conditions on the planning permissions allow the landowner three years for the submission of the

first reserved matters planning application and up to eight years for the submission of all reserved matters planning applications.

C.132. Marshall Group and Endurance Estates have advised that they have started the marketing process to sell the site and that the new owner (a housebuilder) will be responsible for securing the reserved matters permissions necessary to deliver the development and also the delivery of dwellings on the site (see Response 26a in Appendix D).

C.133. In advance of completing the purchase of the site, a housebuilder is in active discussions with the Councils, including on the drafting of a Planning Performance Agreement. This will set out the timescales for the submission and determination of the applications to discharge the outline planning conditions (including the design code) and the first reserved matters application. It is anticipated that the Planning Performance Agreement will be signed in April 2021.

C.134. The agent (on behalf of the housebuilder) has advised that there is a need to prepare a site wide design code, to discharge a number of pre-commencement conditions, and to carry out some off-site highway improvements that may impact on the start of construction, however the agent has advised that they intend to work collaboratively with the Greater Cambridge Shared Planning service and statutory consultees to ensure a timely start to construction on site (see Response 26b in Appendix D). The agent has advised that they intend to submit a phase 1 infrastructure application in summer 2021 and that they intend to start on the initial infrastructure enabling works in March 2022 (see Response 26b in Appendix D). The agent anticipates that an application for the sales village will be submitted in September 2021 and that an application for phases 1 and 2 will be submitted in November 2021 (see Response 26b in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in July 2022 and that the first dwelling(s) will be completed in March 2023 (see Response 26b in Appendix D).

C.135. The Councils consider the housebuilder's proposed timetable for the delivery of this site (as set out above) to be ambitious and that it could be 9-12 months ahead of what is realistic and reasonable to achieve, and therefore they are still discussing the key dates for the Planning Performance Agreement with the housebuilder. The Councils have therefore taken a conservative approach to delivery on this site, and assumed that construction will start on the first dwelling(s) a year later than anticipated by the agent (on behalf of the housebuilder).

C.136. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year

Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Cambridge East – North of Cherry Hinton is a strategic site. The agent anticipates that build out rates of up to 120 dwellings a year will be achieved (see Response 26b in Appendix D). The Council has therefore used the lower build out rates for this development rather than the Councils' typical assumptions. The Councils have estimated the dwelling split between Cambridge and South Cambridgeshire for the years after the five year period based on their understanding of the housebuilder's proposed phasing plan, which starts with parcels off Cherry Hinton Road (largely in South Cambridgeshire) before moving to parcels off Teversham Road (within Cambridge).

C.137. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 1,200 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018,
- outline planning permission was approved in December 2020,
- in advance of completing the purchase of the site, a housebuilder is involved in active discussions with the Councils, including on the drafting of a Planning Performance Agreement which will set out the timescales for the submission and determination of the outline planning conditions (including design code) and the first reserved matters application,
- the agent (on behalf of the housebuilder) anticipates that a phase 1 infrastructure application will be submitted in summer 2021 and that works will start on the initial infrastructure enabling works in March 2022,
- the agent anticipates that an application for the sales village will be submitted in September 2021 and that an application for phases 1 and 2 will be submitted in November 2021, and
- the agent anticipates that construction will start on the first dwelling(s) in July 2022.

There is clear evidence that housing completions will begin on site within five years.

**Trumpington Meadows**

C.138. 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.

C.139. The build out rates on Trumpington Meadows so far are shown in Figure 9 (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 9: Build Out Rates on Trumpington Meadows

(a) Lots 1-5 (353 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 2 | 84 | 79 | 40 | 0 | 0 | 0 | 0 | 0 | 84 | 51 |
| Affordable | 0 | 57 | 62 | 21 | 0 | 0 | 0 | 0 | 0 | 62 | 47 |
| **Total** | **2** | **141** | **141** | **61** | **0** | **0** | **0** | **0** | **0** | **141** | **86** |

(b) Lot 6 (39 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 6 | 17 | 0 | 0 | 0 | 0 | 17 | 12 |
| Affordable | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 16 | 16 |
| **Total** | **0** | **0** | **0** | **6** | **33** | **0** | **0** | **0** | **0** | **33** | **20** |

(c) Lot 7 (86 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 32 | 20 | 0 | 0 | 0 | 32 | 26 |
| Affordable | 0 | 0 | 0 | 0 | 33 | 1 | 0 | 0 | 0 | 33 | 17 |
| **Total** | **0** | **0** | **0** | **0** | **65** | **21** | **0** | **0** | **0** | **65** | **43** |

(d) Lot 8 (36 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 4 | 19 | 0 | 0 | 0 | 19 | 12 |
| Affordable | 0 | 0 | 0 | 0 | 3 | 10 | 0 | 0 | 0 | 10 | 7 |
| **Total** | **0** | **0** | **0** | **0** | **7** | **29** | **0** | **0** | **0** | **29** | **18** |

(e) Lot 9 (122 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | 39 | 34 | 0 | 0 | 39 | 37 |
| Affordable | 0 | 0 | 0 | 0 | 0 | 0 | 49 | 0 | 0 | 49 | 49 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **39** | **83** | **0** | **0** | **83** | **61** |

(f) Lots 10 & 11 (392 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 9 | 35 | 22 |
| Affordable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 48 | 48 | 39 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **64** | **57** | **64** | **61** |

(g) Local Centre (40 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 24 | 24 |
| Affordable | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 16 | 16 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **40** | **0** | **0** | **40** | **40** |

(h) Riverside (122 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 58 | 2 | 58 | 30 |
| Affordable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 13 | 26 | 20 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **84** | **15** | **84** | **50** |

(i) Total

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 2 | 84 | 79 | 46 | 53 | 78 | 58 | 93 | 11 | 93 | 56 |
| Affordable | 0 | 57 | 62 | 21 | 52 | 11 | 65 | 55 | 61 | 65 | 43 |
| **Total** | **2** | **141** | **141** | **67** | **105** | **89** | **123** | **148** | **72** | **148** | **99** |

C.140. **Lots 1-5** (353 dwellings, 324 dwellings in Cambridge and 29 dwellings in South Cambridgeshire) have largely been completed. At March 2020, 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) has advised that these remaining dwellings will be completed in December 2024, following completion of the final dwellings on lots 10 & 11 (see Response 27a in Appendix D).

C.141. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 353 dwellings on lots 1-5 fall within part (a) of the definition of deliverable. Lots 1-5 are therefore considered deliverable as: the lots have detailed planning permission, only 8 dwellings remain outstanding on these lots, and the housebuilder anticipates that the remaining 8 dwellings will be completed in December 2024. There is no evidence that the site will not be delivered within five years.

C.142. **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.

C.143. The **Riverside** (122 dwellings, 42 dwellings in Cambridge and 80 dwellings in South Cambridgeshire) is under construction. At March 2020, all 42 dwellings had been completed within Cambridge, 57 dwellings had been completed within South Cambridgeshire and 23 dwellings were under construction in South Cambridgeshire. The housebuilder (Barratt Homes) has advised that the final 23 dwellings on the Riverside lot were completed by 31 December 2020 (see Response 27b in Appendix D).

C.144. **Lots 10 & 11** (392 dwellings, 65 dwellings in Cambridge and 327 dwellings in South Cambridgeshire) are under construction. At March 2020, in South Cambridgeshire 121 dwellings had been completed, 46 dwellings were under construction and 160 dwellings had not been started and in Cambridge all 65 dwellings had not been started. The housebuilder (Barratt Homes) has advised that 50 dwellings were completed between 1 April and 31 December 2020 and that a further 10 dwellings are anticipated to be completed by 31 March 2021 (see Response 27c in Appendix D). The housebuilder anticipates that the dwellings in Cambridge will be completed in circa June 2023 and that the whole development will be completed in December 2024 (see Response 27c in Appendix D). The housebuilder is generally delivering this parcel along the spine road, starting within South Cambridgeshire, before moving into Cambridge, and then looping back into South Cambridgeshire, and therefore the build out rates included in the housing trajectory reflect this (see Response 27c in Appendix D).

C.145. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 392 dwellings on lots 10 & 11 fall within part (a) of the definition of deliverable. Lots 10 & 11 are therefore considered deliverable as: the lots have detailed planning permission and are under construction, and the housebuilder anticipates that the development will be completed in December 2024. There is no evidence that the site will not be delivered within five years.

**Clay Farm**

C.146. 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 2,188 dwellings, and is being delivered by multiple housebuilders: Countryside Properties, Skanska, Bovis Homes, Hill Residential and Cambridge City Council, Crest Nicholson and CALA Homes.

C.147. The build out rates on Clay Farm so far are shown in Figure 10 (below). The data shows that the peak number of completions delivered in a year is 539 dwellings; however the average number of completions per year varies significantly by housebuilder.

Figure 10: Build Out Rates on Clay Farm

(a) Countryside Properties (1,112 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | | 15 | 87 | 140 | 24 | 119 | 113 | 19 | 27 | 140 | 68 |
| Affordable | | 1 | 47 | 106 | 21 | 100 | 61 | 20 | 61 | 106 | 52 |
| **Total** | **0** | **16** | **134** | **246** | **45** | **219** | **174** | **39** | **88** | **246** | **120** |

(b) Bovis Homes (397 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 25 | 67 | 43 | 42 | 21 | 35 | 5 | 67 | 34 |
| Affordable | 0 | 0 | 27 | 37 | 45 | 33 | 14 | 3 | 0 | 45 | 27 |
| **Total** | **0** | **0** | **52** | **104** | **88** | **75** | **35** | **38** | **5** | **104** | **57** |

(c) Cambridge City Council & Hill Residential (228 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | 0 | 104 | 0 | 0 | 104 | 104 |
| Affordable | 0 | 0 | 0 | 0 | 0 | 0 | 124 | 0 | 0 | 124 | 124 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **228** | **0** | **0** | **228** | **228** |

(d) Skanska (128 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 46 | 31 | 0 | 0 | 0 | 0 | 0 | 46 | 39 |
| Affordable | 0 | 0 | 39 | 12 | 0 | 0 | 0 | 0 | 0 | 39 | 26 |
| **Total** | **0** | **0** | **85** | **43** | **0** | **0** | **0** | **0** | **0** | **85** | **64** |

(e) CALA Homes (49 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 0 | 8 | 21 | 0 | 0 | 21 | 15 |
| Affordable | 0 | 0 | 0 | 0 | 0 | 8 | 12 | 0 | 0 | 12 | 10 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **16** | **33** | **0** | **0** | **33** | **25** |

(f) Crest Nicholson (274 dwellings)

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 0 | 0 | 0 | 9 | 108 | 31 | 17 | 0 | 108 | 41 |
| Affordable | 0 | 0 | 0 | 0 | 7 | 49 | 38 | 15 | 0 | 49 | 27 |
| **Total** | **0** | **0** | **0** | **0** | **16** | **157** | **69** | **32** | **0** | **157** | **69** |

(g) Total

| Tenure | Dwellings completed in 2011-2012 | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Market | 0 | 15 | 158 | 238 | 76 | 277 | 290 | 71 | 32 | 290 | 145 |
| Affordable | 0 | 1 | 113 | 155 | 73 | 190 | 249 | 38 | 61 | 249 | 110 |
| **Total** | **0** | **16** | **271** | **393** | **149** | **467** | **539** | **109** | **93** | **539** | **255** |

C.148. Parcels 1A, 3 & 4 (274 dwellings, Crest Nicholson) have been completed. Parcels 9A & 9B (49 dwellings, CALA Homes) have been completed. Parcels 15-18 (397 dwellings, Bovis 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.

C.149. Parcels 1B, 2, 5, 6, 7, 10, 11, 12A, 12C, 13A, 13B, 14A & 14B (842 dwellings, Countryside Properties) have been completed; however parcels 8A & 8B (270 dwellings, Countryside Properties) are still under construction. On parcels 8A & 8B at March 2020, 119 dwellings had been completed and 151 dwellings were under construction. The housebuilder (Countryside Properties) is marketing parcel 8B as Aura – The Final Chapter, with plots for sale. The housebuilder (Countryside Properties) has advised that that a total of 199 dwellings had been completed by 31 December 2020 and that a further 20 dwellings will be completed by 31 March 2021 (see Response 28 in Appendix D). The developer anticipates that the development will be completed in February 2022 (see Response 28 in Appendix D).

C.150. The Council had recorded 119 dwellings as completed by 31 March 2020, which are included in the total of 199 dwellings completed by 31 December 2020 provided by the housebuilder. The Council has used the difference between these two figures as the number of completions for 1 April – 31 December 2020 so that together with the completions for 2019-2020, the total completions at 31 December 2020 on this site is the same for the Council and the developer (199 dwellings).

C.151. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) all 1,112 dwellings on the Countryside Properties parcels fall within part (a) of the definition of deliverable. The Countryside Properties parcels are therefore considered deliverable as these parcels have detailed planning permission and are under construction. There is no evidence that the remaining dwellings on the Countryside Properties parcels will not be delivered within five years.

**Land north of Worts' Causeway**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site GB1 | 200 dwellings | 18 October 2018 | - | - | - | - |
| 20/01972/OUT | 200 dwellings | - | Outline | 30 March 2020 | 3 February 2021 | - |
| **Total** | **200 dwellings** | - | - | - | - | - |

C.152. This site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB1) for approximately 200 dwellings. The Council's planning committee in February 2021 approved an outline planning application for up to 200 dwellings and public open space, subject to the completion of a s106 agreement. There are agreed heads of terms for the s106 agreement and work has commenced on the drafting of the agreement. Having regard to experience from other similar sites, the Council expects that the discussions on the s106 agreement will be completed within 3 months. The draft planning conditions include a condition that will allow the landowner three years for the submission of a reserved matters planning application(s).

C.153. A Planning Performance Agreement between the Council and CEG was signed on 13 March 2020. The Planning Performance Agreement sets out requirements and timescales for engagement, consideration and determination of the outline planning application (all matters reserved except for access). The agreement is effective for the period up to the determination of the outline planning application.

C.154. It is unclear exactly when the development will be started and completed as the landowner (CEG) has not provided a response. The Council understands that the site will be sold to a housebuilder once outline planning permission has been secured, and that the housebuilder will be responsible for the submission of reserved matters planning applications and the delivery of the site. The agent (on behalf of CEG) has previously advised that a number of parties have already expressed an interest in the site. The Council therefore considers that there is no impediment to the delivery of new homes on this site within the next five years.

C.155. The Council has assumed that the completion of the s106 agreement and the issuing of the decision notice, the sale of the site, and the preparation of the reserved matters planning application by the new housebuilder will take approximately two years. Therefore, if a reserved matters planning application is submitted in summer 2023, based on the Councils' typical assumptions of 18 months from submission of a reserved matters application to the first dwellings being under construction, the Council anticipates that the first dwellings would be under construction in winter 2024. The developer of land south of Worts' Causeway (a similar site on the opposite side of the road) has advised that build out rates of 50-75 dwellings a year will be delivered (see paragraph C.159 below). The Council therefore anticipates that this site will have similar build out rates and so has assumed 60 dwellings a year will be delivered on this site. The Council therefore anticipates this site will be delivered in 2024-2029.

C.156. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 200 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the Cambridge Local Plan 2018,
- the Council's planning committee in February 2021 approved an outline planning permission for up to 200 dwellings, subject to the completion of a s106 agreement,
- there are agreed heads of terms for the s106 agreement, work has commenced on the drafting of the agreement and the Council expects that the discussions on the s106 agreement will be completed within 3 months,
- a Planning Performance Agreement for the process of the determination of the outline planning application has been agreed between the Council and CEG, and
- the agent (on behalf of CEG) has previously advised that a number of parties have already expressed an interest in the site.

There is clear evidence that housing completions will begin on site within five years.

**Land south of Worts' Causeway**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Site GB2 | 230 dwellings | 18 October 2018 | - | - | - | - |
| 19/1168/OUT | 230 dwellings | - | Outline | 21 August 2019 | 2 September 2020 | - |
| **Total** | **230 Dwellings** | **-** | **-** | **-** | **-** | **-** |

C.157. This site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB2) for approximately 230 dwellings. The Council's planning committee in September 2020 approved an outline planning application for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings, subject to the completion of a s106 agreement. The Council expects to be in a position to issue the formal decision notice in March 2021, as all parties have agreed but not yet signed the s106 agreement.

C.158. A Planning Performance Agreement between Cambridge City Council and This Land was signed on February 2020. The Planning Performance Agreement sets out requirements and timescales for engagement, consideration and determination of the outline application (all matters reserved expect for access), following initial consultation on the planning application submitted in August 2019. The agreement is effective for the period from the initial consultation up to the determination of the outline planning application and in respect of the discharge of any pre-commencement conditions attached to that approval, if granted. The Planning Performance Agreement requires that the application is determined within 13 weeks post submission of the amended documents to address the comments made during the initial consultation stage. This timetable will be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.

C.159. The developer (This Land) has advised that they have commenced work on the reserved matters application for the infrastructure necessary to open up the site and they anticipate that the application will be submitted in March 2021 (see Response 30 in Appendix D). The developer has advised that they intend to

develop the site in two phases, with phase 1 being for 80 dwellings and phase 2 for 150 dwellings (see Response 30 in Appendix D). The developer anticipates that the reserved matters application for phase 1 will be submitted in Q3 2021, and that construction will start on these dwellings in Q4 2021 (see Response 30 in Appendix D). The developer anticipates that the reserved matters application for phase 2 will be submitted in Q1 2022 (see Response 30 in Appendix D). The developer anticipates delivery of 50-75 dwellings a year starting in 2021-2022 (see Response 30 in Appendix D).

C.160. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 230 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the Cambridge Local Plan 2018,
- the Council's planning committee in September 2020 approved an outline planning permission for up to 230 dwellings, subject to the completion of a s106 agreement,
- the Council expects to be in a position to issue the formal decision notice in March 2021, as all parties have agreed but not yet signed the s106 agreement,
- a Planning Performance Agreement for the process of the determination of the outline planning application has been agreed between the Council and This Land,
- the site is in the ownership of a developer (This Land),
- the developer has advised that they are working on the reserved matters application for infrastructure and anticipate that this will be submitted in March 2021,
- the developer anticipates that the reserved matters application for the first phase of 80 dwellings will be submitted in Q3 2021 and that the reserved matters application for phase 2 of 150 dwellings will be submitted in Q1 2022, and
- the developer anticipates that construction will start on the first dwelling(s) in Q4 2021.

There is clear evidence that housing completions will begin on site within five years.

## Allocations at New Settlements

C.161. The following sites are included in Table SC4 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

### Northstowe

C.162. 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.

### Northstowe - Phase 1

C.163. Outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was granted in April 2014. 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.

C.164. Phase 1 is being delivered by five housebuilders. **Parcel H1** (92 dwellings, Bloor Homes, S/1416/16/RM) and **Parcel H4** (84 dwellings, Bovis Homes, S/3174/16/RM) have 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 84 dwellings; however the average number of completions per year varies by housebuilder.

Figure 11: Build Out Rates on Phase 1 of Northstowe

(a) Bloor Homes (92 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 13 | 44 | 35 | 0 | 44 | 31 |
| Affordable | 0 | 0 | 0 | 0 | 0 | - |
| **Total** | **13** | **44** | **35** | **0** | **44** | **31** |

(b) Taylor Wimpey (360 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 24 | 58 | 43 | 58 | 42 |
| Affordable | 0 | 4 | 13 | 13 | 13 | 10 |
| **Total** | **0** | **28** | **71** | **56** | **71** | **52** |

(c) Linden Homes (271 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 28 | 43 | 48 | 48 | 40 |
| Affordable | 0 | 0 | 16 | 0 | 16 | 16 |
| **Total** | **0** | **28** | **59** | **48** | **59** | **45** |

(d) Barratt Homes (453 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 10 | 50 | 57 | 57 | 39 |
| Affordable | 0 | 1 | 14 | 27 | 27 | 14 |
| **Total** | **0** | **11** | **64** | **84** | **84** | **53** |

(e) Bovis Homes (324 dwellings)

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 0 | 23 | 42 | 57 | 42 | 30 |
| Affordable | 0 | 6 | 7 | 27 | 33 | 15 |
| **Total** | **0** | **29** | **49** | **84** | **58** | **45** |

(f) Total

| Tenure | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|
| Market | 13 | 129 | 228 | 173 | 228 | 136 |
| Affordable | 0 | 11 | 50 | 73 | 73 | 45 |
| **Total** | **13** | **140** | **278** | **246** | **278** | **169** |

C.165. **Parcel H2** (Barratt Homes, S/3477/16/RM) has detailed planning permission for 135 dwellings. At March 2020, 119 dwellings had been completed, 8 dwellings were under construction and 8 dwellings had not been started. The housebuilder (Barratt Homes) has advised that the final 16 dwellings on parcel H2 were completed by 31 December 2020 (see Response 31a in Appendix D).

C.166. **Parcel H3** (Taylor Wimpey, S/2776/16/RM) has detailed planning permission for 40 dwellings. At February 2020, 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 anticipates that these final 7 dwellings will be completed in 2023 (see Response 31b in Appendix D).

C.167. The housebuilder has advised that there are 9 dwellings that have not yet been completed (see Response 31b in Appendix D). The Council has recorded that at 31 March 2020 there are only 7 dwellings that have not yet been completed. This difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). The Council has recorded the two show homes on this parcel as completed dwellings. Fewer completions have been included in 2023-2024 so that together with the completions already counted for this site, the total dwellings anticipated from this site is the same as the number which have planning permission (40 dwellings).

C.168. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 40 dwellings on Parcel H3 fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as the parcel has detailed planning permission and is under construction. There is no evidence that this parcel will not be delivered within five years.

C.169. **Parcels H5 & H6** (Bovis Homes, S/3405/18/RM) have detailed planning permission for 240 dwellings. At March 2020, 52 dwellings had been completed, 34 dwellings were under construction and 154 dwellings had not been started. The housebuilder (Bovis Homes, now part of the Vistry group) has provided anticipated build complete and legally complete timetables for these parcels, which show that a total of 90 dwellings are anticipated to be completed by 31 March 2021 (see Response 31c in Appendix D). The housebuilder anticipates that 50 dwellings will be completed each year and that the development will be completed in autumn / winter 2023 (see Response 31c in Appendix D).

C.170. The Council had recorded 52 dwellings as completed by 31 March 2020, which are included in the total of 90 dwellings anticipated to be completed by 31 March 2021 provided by the housebuilder. The Council has used the difference

between these two figures as the number of completions for 1 April 2020 – 31 March 2021 so that together with the completions for 2019-2020, the total anticipated completions at 31 March 2021 on this site is the same for the Council and the developer (90 dwellings).

C.171. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 240 dwellings on Parcels H5 & H6 fall within part (a) of the definition of deliverable. These parcels are therefore considered deliverable as the parcels have detailed planning permission and are under construction. There is no evidence that these parcels will not be delivered within five years.

C.172. **Parcel H7** (Barratt Homes, S/1475/18/RM) has detailed planning permission for 115 dwellings. At March 2020, 40 dwellings had been completed, 60 dwellings were under construction and 15 dwellings had not been started. The housebuilder (Barratt Homes) has advised that a total of 98 dwellings will be completed by 31 March 2021 (see Response 31d in Appendix D). The housebuilder anticipates that the remainder of the dwellings will be completed in 2021 (see Response 31d in Appendix D).

C.173. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 115 dwellings on Parcel H7 fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as the parcel has detailed planning permission and is under construction. There is no evidence that the parcel will not be delivered within five years.

C.174. **Parcel H8** (Barratt Homes, S/1355/19/RM) has detailed planning permission for 73 dwellings. At March 2020, 16 dwellings were under construction and 57 dwellings had not been started. The housebuilder (Barratt Homes) has advised that 9 dwellings had been completed by 31 December 2020 and that a further 11 dwellings are anticipated to be completed by 31 March 2021 (see Response 31e in Appendix D). The housebuilder anticipates that the development will be completed in June 2023, once the site compound has been relocated so that the final 19 dwellings can be constructed (see Response 31e in Appendix D).

C.175. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 73 dwellings on Parcel H8 fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as the parcel has detailed planning permission and is under construction. There is no evidence that the parcel will not be delivered within five years.

C.176. **Parcel H9** (Barratt Homes, S/2907/19/RM) has detailed planning permission for 130 dwellings, which was approved in October 2020. The housebuilder has advised that ground preparation started in January 2021 (see Response 31f in

Appendix D). The housebuilder has advised that applications to discharge the pre-commencement conditions will be submitted in February 2021 (see Response 31f in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in August 2021 and that the development will be completed in January 2023 (see Response 31f in Appendix D).

C.177. The information on anticipated completions provided by the housebuilder (see Response 31f in Appendix D) is for calendar years rather than April-March years, and therefore the Council has converted the anticipated completions from January-December years to April-March years. The Council has assumed that the anticipated completions for 2022 (the only year that needs to be converted) are evenly spread throughout the year, and therefore as the housebuilder anticipates delivery of 90 dwellings in this year (see Response 31f in Appendix D), this would be 22 dwellings in January-March and 68 dwellings in April-December. These estimates have been added to the August-December 2021 anticipated completions and January 2023 anticipated completions to provide anticipated completions for 2021-2022 and 2022-2023.

C.178. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 130 dwellings on Parcel H9 fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratt Homes), the housebuilder has advised that ground preparation works have started, and the housebuilder anticipates that the first dwelling(s) will be completed in August 2021. There is no evidence that the parcel will not be delivered within five years.

C.179. **Parcel H10** (Taylor Wimpey, S/0045/19/RM) has detailed planning permission for 76 dwellings and open space. At March 2020, all 76 dwellings had not been started. The housebuilder (Taylor Wimpey) has advised that construction has started on site (see Response 31g in Appendix D). The housebuilder anticipates that 13 dwellings will be completed between 1 January and 31 March 2021 (see Response 31g in Appendix D). The housebuilder anticipates that the development will be completed in August 2022 (see Response 31g in Appendix D).

C.180. The information on anticipated completions provided by the housebuilder is for January-December years rather than April-March years, and therefore the Council has converted the anticipated completions from January-December years to April-March years. The Council has assumed that the anticipated completions are evenly spread throughout the year, and therefore as the housebuilder anticipates delivery of 52 dwellings per year (see Response 31g in Appendix D), this would be approximately 1 dwelling per week or 4.5 dwellings per month. This is consistent with the housebuilders anticipated completions of

13 dwellings between 1 January and 31 March 2021, and 54 dwellings in January-December 2021 (see Response 31g in Appendix D).

C.181. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 76 dwellings on Parcel H10 fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), and the housebuilder has advised that the first 13 dwellings will be completed by 31 March 2021. There is no evidence that the parcel will not be delivered within five years.

C.182. **Parcel H11** (Taylor Wimpey, S/1620/17/RM) has detailed planning permission for 152 dwellings. At March 2020, 122 dwellings had been completed, 25 dwellings were under construction, and 5 dwellings had not been started. The housebuilder (Taylor Wimpey) has advised that a total of 143 dwellings had been completed by 31 December 2020 and that a further 4 dwellings are anticipated to be completed by 31 March 2021 (see Response 31h in Appendix D). The housebuilder anticipates that the remaining 5 dwellings that are where the site compound is currently located will be completed in June 2023 (see Response 31h in Appendix D).

C.183. The Council had recorded 122 dwellings as completed by 31 March 2020, which are included in the total of 143 dwellings completed by 31 December 2020 provided by the housebuilder. The Council has used the difference between these two figures as the number of completions for 1 April – 31 December 2020 so that together with the completions for 2019-2020, the total completions at 31 December 2020 on this site is the same for the Council and the developer (143 dwellings).

C.184. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 152 dwellings on Parcel H11 fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as the parcel has detailed planning permission and is under construction. There is no evidence that the parcel will not be delivered within five years.

C.185. **Parcel H12** (Linden Homes, S/3016/16/RM) has detailed planning permission for 271 dwellings and play areas. At March 2020, 135 dwellings had been completed, 32 dwellings were under construction, and 104 dwellings had not been started. The housebuilder (Linden Homes) is marketing the parcel as The Boulevards, and plots are for sale.

C.186. It is unclear exactly when the development will be completed as the housebuilder (Linden Homes) has not provided a response. The Council has therefore estimated the number of dwellings that will be completed by 31 March

2021 based on information from the Northstowe Community Development Officer and the dwellings showing on the Council's current version of Ordnance Survey mastermap. It is estimated that a total of 169 dwellings (including the 2 show homes) are completed at February 2021, and therefore the Council has used the difference between this estimate (169 dwellings) and the completions recorded at 31 March 2020 (135 dwellings) as the anticipated completions for 2020-2021. Linden Homes have delivered an average of 45 dwellings per year on this parcel (see Figure 11 above). The Council has taken a conservative approach to the anticipated build out rate for this parcel, and has assumed that the parcel will continue to deliver approximately 30 dwellings per year until the parcel is completed.

C.187. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 271 dwellings on parcel H12 fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as the parcel has detailed planning permission and is under construction. There is no evidence that the parcel will not be delivered within five years.

C.188. **Parcel H13** (Taylor Wimpey, S/0065/20/RM) has detailed planning permission for 92 dwellings, which was approved in June 2020. The housebuilder (Taylor Wimpey) anticipates that construction will start on the first dwelling(s) in July 2021, that the first dwellings will be completed in July 2022 and that the development will be completed in January 2025 (see Response 31j in Appendix D).

C.189. The information on anticipated completions provided by the housebuilder (see Response 31j in Appendix D) is for January-December years rather than April-March years, and therefore the Council has converted the anticipated completions from January-December years to April-March years. The Council has assumed that the anticipated completions are evenly spread throughout the year, and therefore as the housebuilder anticipates delivery of 52 dwellings per year (see Response 31g in Appendix D), this would be approximately 1 dwelling per week or 4.5 dwellings per month.

C.190. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 92 dwellings on Parcel H13 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), and the housebuilder anticipates that construction will start on the first dwelling(s) in July 2021. There is no evidence that the parcel will not be delivered within five years.

**Northstowe - Phase 2**

C.191. Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub was approved in January 2017. The developer (Homes England) has advised that a range of enabling infrastructure works have been delivered or are under construction (see Response 32 in Appendix D). The developer has also advised that they are continuing to progress the discharge of planning conditions (see Response 32 in Appendix D).

C.192. **Phase 2a** (Urban Splash, S/3499/19/RM) has detailed planning permission for 406 dwellings, non-residential floorspace and open space. At March 2020, no construction had started on site. The developer (Homes England) has advised that the marketing suite is onsite and that the show homes are anticipated to be delivered in February 2021 (see Response 32 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in summer 2021 and that phase 2a will be completed in 2025-2026 (see Response 32 in Appendix D).

C.193. Using modern methods of construction will accelerate the delivery of this phase of Northstowe and the mix of town houses and age-restricted apartments will diversify the homes on offer in this development, and therefore the Council considers that housing completions on phase 2a will come forward alongside the delivery of phase 1. Urban Splash maintains an in-house construction management team function which enables them to act as main contractor on all of their large schemes. This will be the case at Northstowe for phase 2a and when combined with their in-house construction delivery, manufacturing capacity and integrated supply chain this enables them to deliver new homes efficiently and at pace. They have full vertical integration of the development, manufacturing, delivery and construction process which is unique amongst UK modern methods of construction volumetric developers. This means that the timeframe for construction of a new property within the factory can be as short as 12 days before it is then delivered to site to be erected.

C.194. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 406 dwellings on phase 2a fall within part (a) of the definition of deliverable. Phase 2a is therefore considered deliverable as:

- the site has reserved matters planning permission,
- the site is in the ownership of a housebuilder (Urban Splash), and
- the developer anticipates that the show homes will be delivered in February 2021 and that first occupations will be in summer 2021,

There is no evidence that phase 2a will not be delivered within five years.

C.195. Pre-application discussions are being undertaken with Keepmoat for **Phase 2b**, and this parcel will deliver around 298 homes (see Response 32 in Appendix D).

A Planning Performance Agreement (PPA) between South Cambridgeshire District Council and Keepmoat Homes Limited was signed in December 2020. The PPA sets out requirements and timescales for engagement, consideration and determination of the reserved matters planning application, including the pre-application process. The agreement is effective for the period up to the determination of the reserved matters planning application and any subsequent discharge of conditions applications. The timetable as currently set out in the PPA is for the pre-application process to be completed in February 2021, for the planning application to be submitted in April 2021, and for the planning application to be determined in July/August 2021. The PPA also sets out a start on site of Q1 2022. The timetable will be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.

C.196. The developer (Homes England) anticipates that construction will start on phase 2b in late 2021 / early 2022, that the first dwelling(s) will be completed in 2023, and that the development will be completed by 2025-2026.

C.197. The developer has advised that they will continue to act as a master developer for phase 2 and therefore that they will seek development partners to deliver serviced plots (see Response 32 in Appendix D). The developer has advised that development partners have not yet been identified for the remaining parcels in Phase 2 but that work is progressing on a detailed delivery strategy for the town centre (see Response 32 in Appendix D).

C.198. The Council understands that Homes England have started initial market discussions with regard to the delivery of the town centre. The developer has advised that the **town centre** will include 1,000 to 2,000 apartments (see Response 32 in Appendix D). The developer anticipates that the reserved matters applications for the town centre will be submitted in 2022, that the first dwelling(s) will be completed in 2023, and that the town centre will be completed by 2029 (see Response 32 in Appendix D). The developer has advised that the delivery of the **remaining parcels** on phase 2 are likely to be brought forward in parallel with the delivery of the town centre, and therefore between 2023 and 2031 (see Response 32 in Appendix D). The developer anticipates that 250-400 dwellings will be completed per year from the whole of Northstowe – Phase 2 (see Response 32 in Appendix D).

C.199. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Northstowe is a strategic site. Homes England have advised that build out rates for this development of up to 400 dwellings per annum will be achieved. Until the

Council has evidence to demonstrate that higher levels of delivery can be achieved, the Council has continued to take a conservative approach to delivery on Northstowe as a whole (Phases 1, 2 and 3) in the housing trajectory. The Council still consider that at this point it should be assumed that Northstowe as a whole will generally not deliver more than 250 dwellings a year. However given the different housing offer being provided by Urban Splash on phase 2a compared to that being provided by the five housebuilders on Phase 1 or the other housebuilders on phase 2, and as these modular homes can be delivered at pace, the Council considers that phase 2a will be built out in addition to up to 250 dwellings a year on Phase 1 and other parcels in phase 2. The housing trajectory therefore anticipates that Northstowe as a whole will deliver more than 250 dwellings a year for the five years (2021-2026) where phase 2a is being built out.

C.200. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 3,094 dwellings on phase 2 (excluding phase 2a) fall within part (b) of the definition of deliverable. This phase is therefore considered deliverable and developable as:

- the site has outline planning permission,
- the site is in the ownership of a developer (Homes England) and phase 2b is in the ownership of a housebuilder (Keepmoat),
- a Planning Performance Agreement has been agreed with Keepmoat Homes for phase 2b, with the reserved matters application to be submitted in April 2021, the planning application to be determined in July/August 2021, and a start on site of Q1 2022,
- Homes England are the master developer, and
- the Council understands that Homes England have started initial market discussions with regard to the delivery of the town centre, that will include 1,000 to 2,000 apartments, and the developer anticipates that the reserved matters applications for the town centre will be submitted in 2022, with the first dwelling(s) will be completed in 2023.

There is clear evidence that housing completions will begin on site within five years.

**Northstowe - Phase 3**

C.201. The land is allocated in the Northstowe Area Action Plan (adopted in July 2007). Phase 3b 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. Phase 3 is anticipated to provide approximately 5,000 dwellings.

C.202. **Phase 3a**: an outline planning application for phase 3a for up to 4,000 homes, two primary schools, a local centre, secondary mixed use zones, open space and landscaped areas, sports pitches, and associated engineering and

infrastructure works was submitted by Homes England in May 2020 and is being considered by the Council. The Council expects to be in a position for this outline planning application to be considered by its planning committee in April / May 2021.

C.203. **Phase 3b**: an outline planning application for phase 3b for up to 1,000 homes, a primary school, secondary mixed use zone, open space and landscaped areas, and engineering and infrastructure works was submitted by Homes England in May 2020 and is being considered by the Council. The Council expects to be in a position for this outline planning application to be considered by its planning committee in April / May 2021.

C.204. A Planning Performance Agreement (PPA) is in the process of being agreed between the Council, Cambridgeshire County Council and Homes England for the outline planning application process for both phases 3a and 3b. The PPA sets out requirements and timescales for engagement, consideration and determination of the outline planning applications. The agreement is effective for the period up to the determination of the outline planning applications and in respect of reserved matters applications for strategic engineering and landscaping, and the discharge of any conditions and obligations and non-material amendments attached to that approval. Alternatively, it might be that further PPAs are agreed for later phases of development. The PPA currently includes the proposed date for planning committee as April 2021, and the proposed date for the signing of the s106 agreement as June / July 2021. The PPA allows the timetable to be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.

C.205. The developer (Homes England) has advised that both planning applications are expected to be considered by the Council's planning committee in April 2021, and that work has started on the s106 agreement (see Response 33 in Appendix D). The developer has advised that some of the infrastructure relevant to phase 3a was consented as part of the infrastructure related to phase 2, and is therefore already under construction (see Response 33 in Appendix D). The developer anticipates that they will secure reserved matters permission for additional strategic infrastructure by the end of 2022 and that delivery of this infrastructure will start in 2023 (see Response 33 in Appendix D). The developer has advised that work is progressing on the acquisition of land from Cambridgeshire County Council for phase 3b (see Response 33 in Appendix D). The developer has advised that significant upfront archaeological and infrastructure costs could affect the delivery of phase 3 (see Response 33 in Appendix D).

C.206. The developer has advised that it is still their intention that they will act as the master developer for phase 3, and therefore that they will seek development

partners to deliver serviced plots (see Response 33 in Appendix D). The developer has advised that they will start the process for procuring a development partner(s) for phase 3a once outline planning permission is secured (see Response 33 in Appendix D). The developer anticipates that they will secure reserved matters permission for the residential parcels on phase 3a by the end of 2022, and that the first dwelling(s) on phase 3a will be completed in 2023 (see Response 33 in Appendix D). The developer has advised that phase 3b will be built out later in the delivery programme (see Response 33 in Appendix D).

C.207. The developer anticipates that 250-400 dwellings will be completed per year (see Response 33 in Appendix D). The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Northstowe is a strategic site. Homes England have advised that build out rates for this development of up to 400 dwellings per annum will be achieved, and that phases 2 and 3 will be delivering simultaneously. Until the Council has evidence to demonstrate that higher levels of delivery can be achieved, the Council has continued to take a conservative approach to delivery on Northstowe as a whole (Phases 1, 2 and 3) in the housing trajectory. The Council still consider that at this point it should be assumed that Northstowe as a whole will generally not deliver more than 250 dwellings a year, other than for the duration of the build out of phase 2a (as set out in paragraph C.199 above). The Council has therefore assumed that the development of phase 3 will not be within the five year period, and that after the five year period phases 2 and 3 together will deliver up to 250 dwellings a year.

C.208. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) phase 3 is considered developable as: the site is allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018, the site is in the ownership of a developer (Homes England), outline planning applications are being considered for phase 3a and phase 3b, and the developer anticipates that the first dwelling(s) on phase 3a will be completed 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.

**Northstowe - other parcels**

C.209. Two further developments are being proposed within the land allocated at Northstowe. These are:

- Land west of Station Road, Longstanton – an outline planning application (20/03598/OUT) for the demolition of an existing dwelling and the erection of

up to 107 dwellings and employment and community uses was submitted in August 2020 by Endurance Estates.

- Digital Park, Station Road, Longstanton – an outline planning application (S/3854/19/OL) for up to 80 dwellings following the demolition of existing buildings was submitted in November 2019 (and validated in February 2021).

C.210. Both these proposed developments would be additional dwellings to the up to 10,000 dwellings allocated for the new town of Northstowe as planned in the Northstowe Area Action Plan (adopted in July 2007) and reserve land allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/5). These developments are not included in the site wide masterplan (Development Framework Document) approved in July 2012 as a material consideration for all subsequent planning applications.

C.211. Although these developments are located within the land allocated at Northstowe, both parcels of land are not included in the site wide masterplan. Neither development has planning permission or a resolution to grant planning permission. The Council has therefore not assessed their deliverability and / or developability or included them in the housing trajectory. The Council expects to be in a position to determine both these planning applications in 2021. If approved, the Council will consider them and assess their deliverability and / or developability as part of preparing the next Greater Cambridge housing trajectory and five year housing land supply calculations.

**Waterbeach New Town**

C.212. 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.

**Waterbeach New Town - Urban & Civic (the western part of the site)**

C.213. Outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces, was granted in September 2019. The conditions attached to the planning permission 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. All pre-commencement planning conditions have been discharged, including the Key Phase 1 Design Code, and the first reserved

matters planning application for green, grey and blue infrastructure for the northern part of Key Phase 1 was approved in August 2020.

C.214. The Council has a Planning Performance Agreement (PPA) with Urban & Civic which states that decisions will be made within the statutory timeframes for the discharge of planning conditions and determining of planning applications unless otherwise agreed through reasoned justification. Urban & Civic are the 'master developer' for the western part of Waterbeach New Town.

C.215. The agent (on behalf of Urban & Civic) has advised that works to clear and prepare the site for development commenced in September 2020 and were completed in January 2021, and that the earthworks are ongoing (see Response 34a in Appendix D). The agent anticipates that the civil engineering works for the green, grey and blue infrastructure for Key Phase 1 will commence at the end of February / beginning of March 2021 and be completed by Q4 2021-2022 (see Response 34a in Appendix D).

C.216. The agent has advised that two housebuilder partners have been selected for the first two residential parcels – Northern Woods (indicatively 80-100 dwellings) and Eastern Woods (indicatively 110-120 dwellings) – and anticipates that the reserved matters applications for these parcels will be submitted in Q2 2021-2022 (see Response 34a in Appendix D). Pre-application discussions have commenced in respect of the reserved matters planning applications for the first residential land parcels. The agent anticipates that construction will start on the first dwelling(s) in Q3 2021-2022 and that the first dwellings will be occupied in Q3 2022-2023 (see Response 34a in Appendix D).

C.217. The agent has advised that Urban & Civic intends to release further residential parcels within Key Phase 1 for approximately 300 dwellings in 2021-2022, so that the reserved matters planning applications can be submitted and the housing delivery established by the first parcels can be maintained at the anticipated rates (see Response 34a in Appendix D). The agent has advised that Urban & Civic's delivery trajectory assumes build out rates of an average of 250 dwellings per year, but with higher build out rates once the delivery of parcels has been established (see Response 34a in Appendix D).

C.218. The agent has advised that there has been some delay to delivery of this development due to the submission of the first reserved matters application for residential development now anticipated to be approximately 3 months later than previously anticipated (see Response 34a in Appendix D). The agent has advised that this is as a result of the coronavirus pandemic and the need for the development industry to adjust and adapt to changed working practices; however Urban & Civic anticipates that housing delivery will continue to accelerate and is developing its build to rent (BtR) strategy which could further

contribute to a healthy rate of delivery and a widening of the housing offer to meet market demands (see Response 34a in Appendix D).

C.219. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Waterbeach New Town is a strategic site. The agent (on behalf of Urban & Civic) has advised that build out rates for this development will average 250 dwellings per annum. Until the Council has evidence to demonstrate that higher levels of delivery can be achieved, the Council has continued to take a conservative approach to delivery on Waterbeach New Town as a whole in the housing trajectory. The Council has assumed that after the five year period both the western and eastern parts of the town together will deliver up to 250 dwellings a year.

C.220. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the up to 6,500 dwellings on the western part of Waterbeach New Town 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,
- the site has outline planning permission,
- the first reserved matters application has been approved for green, grey and blue infrastructure on the northern part of Key Phase 1 and the agent anticipates that the civil engineering works for this infrastructure will commence at the end of February / beginning of March 2021 and be completed by Q4 2021-2022,
- Urban & Civic are the 'master developer' for the development, and the Council has a Planning Performance with Urban & Civic relating to decisions on the discharge of planning conditions and planning applications,
- two housebuilder partners have been selected for the first two residential parcels and the agent anticipates that the reserved matters applications for these parcels will be submitted in Q2 2021-2022, and
- pre-application discussions have commenced in respect of the reserved matters planning applications for the first residential land parcels.

There is clear evidence that housing completions will begin on site within five years.

**Waterbeach New Town - RLW Estates (the eastern part of the site)**

C.221. The Council's planning committee in January 2021 gave officers delegated powers to approve 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, subject to the completion of a s106 agreement. The draft planning conditions include a Grampian

condition requiring connection to/from the A10 and the opening of the relocated railway station prior to any residential occupations.

C.222. Full planning permission for a relocated railway station and associated facilities and infrastructure was approved in January 2020. The agent (on behalf of RLW Estates) has advised that delivery of the relocated station has reached and completed GRIP 3 stage in respect of the rail industry's Governance for Rail Investment Projects (GRIP) management process (see Response 34b in Appendix D).

C.223. The agent (on behalf of RLW) has advised that delivery of the development will be through the 'master developer' delivery model (see Response 34b in Appendix D). The agent anticipates that with positive commitment and co-ordination between all parties, the reserved matters applications for the first residential parcels could be submitted within 1-2 years and that the first completions could be within 3-4 years (see Response 34b in Appendix D). The agent anticipates that once the site has been established and the rate of development has 'got up to speed', it is expected that build out will be consistently approximately 250 dwellings per year (see Response 34b in Appendix D).

C.224. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Waterbeach New Town is a strategic site. The agent (on behalf of RLW) has advised that build out rates for this development will be approximately 250 dwellings per year, and that the eastern part of the town will be brought forward simultaneously with the western part of the town. Until the Council has evidence to demonstrate that higher levels of delivery can be achieved, the Council has continued to take a conservative approach to delivery on Waterbeach New Town as a whole (western and eastern parts) in the housing trajectory. The Council has therefore assumed that the development of the eastern part of the town will not be within the five year period, and that after the five year period the western and eastern parts together will deliver up to 250 dwellings a year.

C.225. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) the up to 4,500 dwellings on the eastern part of Waterbeach New Town are considered developable as the site is allocated in the South Cambridgeshire Local Plan 2018, and the Council has resolved to grant outline planning permission for the site. 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**

C.226. 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. The Bourn Airfield New Village Supplementary Planning Document (SPD) was adopted in October 2019.

C.227. The Council's planning committee in February 2021 gave officers delegated powers to approve an outline planning application for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space, subject to the completion of a s106 agreement. The draft conditions, as amended by the Council's planning committee, state that "no more than 500 dwellings shall be occupied unless the Strategic Transport Intervention has been delivered - with a Transport Assessment for the remaining phases demonstrating that the remaining development phases can be sustainably accommodated on the network. The Transport Assessment shall be to the satisfaction of the Local Planning Authority and meet Cambridgeshire County Council's Transport Assessment requirements and will include the results of the ongoing site monitoring (as per a separate condition on Monitoring)."

C.228. The draft condition reflects the close relationship between the delivery of the proposed development and the delivery of the Cambourne to Cambridge busway project. Policy SS/7 in the adopted South Cambridgeshire Local Plan 2018 sets out that the new village will be founded on a comprehensive movement network that connects key locations to encourage the use of sustainable modes of travel and that this includes: (i) the provision of a segregated bus link from Cambourne to Bourn Airfield new village; (ii) any measures necessary to ensure that a bus journey between Caldecote / Highfields and the junction of the A428 / A1303 is direct and unaffected by any congestion; and (iii) the provision of high quality bus priority measures or a busway between A1303 / A428 and Queens Road, Cambridge. The Greater Cambridge Partnership Cambourne to Cambridge busway project is anticipated to deliver these requirements. The Cambourne to Cambridge scheme has undergone extensive development and consultation, with an outline business case published in January 2020.

C.229. The Local Transport Plan (adopted in January 2020) identifies the Cambourne to Cambridge busway scheme, along with schemes for other Cambridge radials being progressed by the Greater Cambridge Partnership, as a first phase towards a Cambridge Autonomous Metro (CAM). In February 2020, the Mayor, James Palmer, announced that the Combined Authority had now taken direct responsibility for the delivery of the public transport solutions for Cambourne to Cambridge. However, in autumn 2020, the Cambourne to Cambridge scheme was returned to the Greater Cambridge Partnership to deliver, and the outline

business case was discussed by the Executive Board at their meeting in December 2020. It agreed to undertake an Independent Audit Review of the scheme, and to report to the Board in June/July 2021. As part of the consideration of the outline planning application by the Council's planning committee in February 2021, the committee heard from the Greater Cambridge Partnership Transport Director that the Cambourne to Cambridge busway scheme is anticipated to be completed in 2027, and therefore their resolution to grant planning permission took account of all these decisions regarding the delivery of the Cambourne to Cambridge busway project.

C.230. The developer (Countryside) has advised that the s106 agreement is currently being worked on and is expected to be signed in June 2021 (see Response 35 in Appendix D). The developer has also advised that they will be the master developer for this development, but that other developers are also likely to be involved (see Response 35 in Appendix D). The developer has advised that the biggest constraint on the delivery of the development will be the successful and timely delivery of the strategic transport intervention, so that continuous delivery of new homes can be achieved beyond the 500th dwelling (see Response 35 in Appendix D).

C.231. The developer (Countryside) has advised that they would like to start construction on site as soon as practicable after the grant of outline planning permission; however there are design codes, infrastructure and reserved matters applications to be produced and a workstream / programme for these needs to be agreed with the Council (see Response 35 in Appendix D). The developer anticipates that construction will start on site in spring 2022, and that the first dwelling(s) will be completed in 2023 (see Response 35 in Appendix D).

C.232. The developer anticipates that it will take four years to get to full build out rates and that 150 dwellings per year can be achieved (see Response 35 in Appendix D). The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings a year is appropriate for strategic sites. However, for Cambourne West and Bourn Airfield New Village, the Councils consider that a combined annual completion rate of up to 300 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. For the purposes of the housing trajectory, the Council has therefore capped its assumptions for the combined build out rates for Cambourne West (both elements) and Bourn Airfield New Village at 300 dwellings a year.

C.233. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019), the approximately 3,500 dwellings on

this site 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,
- the Council has resolved to grant outline planning permission for the site,
- the s106 agreement is being worked on with a target date of June 2021 for it to be signed,
- the site is in the ownership of a developer (Countryside),
- the completion of the Cambourne to Cambridge busway scheme is anticipated to be in 2027 and the resolution to grant planning permission has considered the close relationship between the delivery of the proposed development and this project, and
- the developer anticipates that construction will start on site in spring 2022, and that the first dwelling(s) will be completed in 2023.

There is clear evidence that housing completions will begin on site within five years.

## Allocations in the Rural Area

C.234. The following sites are included in Table SC5 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

**Cambourne – additional 950 dwellings**

C.235. 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. An 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.

C.236. The build out rates on Cambourne 950 so far are shown in Figure 12 (below, on the next page). 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.

C.237. At March 2020, 943 dwellings had been completed, 6 dwellings were under construction, and 1 dwelling had not been started. At 31 December 2020, 947 dwellings had been completed, and 3 dwellings were under construction. The housebuilder (Taylor Wimpey) has advised that the development will be completed in summer 2021 (see Response 36 in Appendix D).

C.238. The housebuilder has advised that there are 10 dwellings that have not yet been completed (see Response 36 in Appendix D). The Council has recorded that at 31 December 2020 there are only 3 dwellings that have not yet been completed. This difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). Fewer completions have been included in 2021-2022 so that together with the completions already counted for this site, the total dwellings anticipated from this site is the same as the number which have planning permission (950 dwellings).

C.239. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 950 dwellings on this site 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.

Figure 12: Build Out Rates on Cambourne 950

| Tenure | Dwellings completed in 2012-2013 | Dwellings completed in 2013-2014 | Dwellings completed in 2014-2015 | Dwellings completed in 2015-2016 | Dwellings completed in 2016-2017 | Dwellings completed in 2017-2018 | Dwellings completed in 2018-2019 | Dwellings completed in 2019-2020 | Peak dwellings per year | Average dwellings per year |
|---|---|---|---|---|---|---|---|---|---|---|
| Market | 56 | 90 | 157 | 151 | 70 | 53 | 58 | 32 | 157 | 83 |
| Affordable | 32 | 33 | 82 | 50 | 26 | 28 | 25 | 0 | 82 | 35 |
| **Total** | **88** | **123** | **239** | **201** | **96** | **81** | **83** | **32** | **239** | **118** |

**Fulbourn & Ida Darwin Hospitals**

C.240. 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**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Policy H/3 | 275 dwellings | 28 September 2018 | - | - | - | - |
| S/0670/17/OL | 203 dwellings | - | Outline | 28 February 2017 | 9 August 2017 | 7 November 2019 |
| S/4469/18/PN | - | - | Prior Notification | 28 November 2018 | - | 24 December 2018 |
| 20/05199/REM | 203 dwellings | - | Reserved matters | 16 December 2020 | - | - |
| **Total** | **203 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.241. 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 the first phase of demolition has been completed.

C.242. Outline planning permission for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site was approved in November 2019. 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. A reserved matters application for 203 dwellings including affordable housing and land for community provision with access and associated works, open space and landscaping was submitted in December 2020 and is being considered by the Council.

C.243. The site is leased to a housebuilder (Morris Homes) by Homes England and the agreement will allow them to construct the dwellings on this development once a reserved matters planning application is approved. The housebuilder (Morris Homes) has advised that the reserved matters planning application is going through the statutory processes and they are working with the Council to enable the determination the application as soon as possible. The housebuilder anticipates that, subject to approval of planning permission and the acquisition of the site allowing construction to start, construction of the first dwelling(s) will start in January 2022, that the first dwelling(s) will be completed in July 2022, and that the development will be completed in 2026 (see Response 37 in Appendix D).

C.244. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 203 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the South Cambridgeshire Local Plan 2018, the site has outline planning permission, the site is leased to a housebuilder (Morris Homes) by Homes England, a reserved matters planning application was submitted in December 2020, and the housebuilder anticipates that construction will start on the first dwelling(s) in January 2022. There is clear evidence that housing completions will begin on site within five years.

**Land off Fulbourn Old Drift**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| S/3404/17/FL | 10 dwellings | - | Full | 5 October 2017 | 7 March 2018 | 28 November 2018 |
| **Total** | **10 dwellings** | - | - | - | - | - |

C.245. The site has full planning permission for a social club and 10 dwellings, which was approved in November 2018. At March 2020, works had started on site however all 10 dwellings had not been started. 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.

C.246. The agent (on behalf of Henderson UK Property PAIF) has advised that construction has started on site and the agent anticipates that the development will be completed in August 2021 (see Response 38 in Appendix D). The agent has advised that the main issues relating to delivery of the development are the impacts of the coronavirus pandemic on availability of materials and the workforce (see Response 38 in Appendix D).

C.247. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 10 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the agent has advised that construction has started on site, and the agent anticipates that the development will be completed in August 2021. There is no evidence that the site will not be delivered within five years.

**Papworth Everard West Central**

C.248. 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**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H/4 | mixed use redevelopment | 27 September 2018 | - | - | - | - |
| S/0623/13 | 58 dwellings and 8 live work units | - | Hybrid | 5 April 2013 | 6 November 2013 | 31 October 2014 |
| S/0307/17/RM | 53 dwellings | - | Reserved Matters | 6 February 2017 | - | 4 August 2017 |
| **Total** | **61 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.249. A 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 2020, 24 dwellings were under construction and 37 dwellings had not been started.

C.250. The developer (Flagship Homes) is marketing the development as Printworks, with plots for sale. The developer (Flagship Group) has advised that 3 dwellings had been completed at 31 December 2020 and that a further 9 dwellings are anticipated to be completed by 31 March 2021 (see Response 39 in Appendix D). The developer anticipates that the development will be completed in late 2021 / early 2022 (see Response 39 in Appendix D).

C.251. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 61 dwellings on this site 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.

**Papworth Everard West Central - Catholic Church site**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H/4 | mixed use redevelopment | 27 September 2018 | - | - | - | - |
| S/0089/16/FL | 4 dwellings | - | Full | 14 January 2016 | 7 September 2016 | 16 June 2017 |
| **Total** | **4 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.252. The site had 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 required that the development began within three years from the date of the permission. At March 2020, no construction had started on site. No extension to the time limit in which to implement the planning permission was sought and no pre-commencement discharge of conditions applications were submitted, and therefore the Council believes that the planning permission lapsed in June 2020.

C.253. However, an application to discharge pre-commencement conditions was submitted in December 2020 and the existing church building has since been demolished. The agent (on behalf of Mr Allgood) has advised that works have commenced on site and that applications have been submitted to discharge the pre-commencement conditions (see Response 40 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in March 2021 and that the development will be completed in March 2022 (see Response 40 in Appendix D).

C.254. The landowner appears to have commenced demolition on this site ahead of all the pre-commencement conditions having been discharged, and after the date before which development needed to have begun. The Council is working with the agent to understand and resolve the issues to enable delivery of this development, and the is no reason to believe that a further application(s) will not be approved to resolve the current breach of planning conditions. As the landowner has made a start on site, they will be ready to recommence once the planning condition breach has been resolved.

C.255. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 4 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the South Cambridgeshire Local Plan 2018, works have commenced on site and the existing building has been demolished, and the agent anticipates that the development will be completed in 2021-2022. There is clear evidence that housing completions will begin on site within five years, as although the landowner appears to have breached the conditions on their planning permission, there is no reason to believe that a further application(s) will not be approved. As works have started on site the landowner will be ready to recommence once the planning condition breach has been resolved.

**Cambourne West**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Policy SS/8 | 1,200 dwellings | 27 September 2018 | - | - | - | - |
| S/2903/14/OL | 2,350 dwellings | - | Outline | 22 December 2014 | 2 August 2017 | 29 December 2017 |
| S/4537/19/RM (Bovis Homes / Vistry) | 200 dwellings | - | Reserved Matters | 24 December 2019 | - | 1 June 2020 |
| 20/01536/REM (Taylor Wimpey) | 190 dwellings | - | Reserved Matters | 4 March 2020 | - | 13 June 2020 |
| 20/01640/REM (Taylor Wimpey) | 286 dwellings | - | Reserved Matters | 11 March 2020 | - | 17 June 2020 |
| 20/02543/REM (Bovis Homes / Vistry) | 150 dwellings | - | Reserved Matters | 29 May 2020 | - | - |
| **Total** | **2,350 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.256. 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.

C.257. **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, and within that three areas have detailed planning permission for 676 dwellings. A further reserved matters application for 150 dwellings was submitted in May 2020 and is being considered by the Council.

C.258. Reserved matters applications for strategic engineering (highways and drainage) and strategic landscaping for phase 1 were approved in November 2019 and May 2020, and construction of this strategic infrastructure is underway. Taylor Wimpey anticipate that construction will start on the first dwelling(s) in February / March 2021, and that the first dwelling(s) will be occupied in October 2021 (see Response 41a in Appendix D). Taylor Wimpey has advised that the two housebuilders will deliver up to 180 dwellings per year (see Response 41a in Appendix D).

C.259. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 676 dwellings fall within part (a) of the definition of deliverable. These dwellings are therefore considered deliverable as: they have reserved matters planning permission, the site is in the ownership of two housebuilders (Taylor Wimpey and Bovis Homes), construction of the strategic infrastructure is underway, and Taylor Wimpey anticipate that construction will start on the first dwelling(s) in February / March 2021. There is no evidence that these dwellings will not be completed within five years.

C.260. Taylor Wimpey anticipates that the reserved matters application for the remaining 143 dwellings on phase 1 will be submitted in summer 2021, and that the reserved matters applications for residential development within the later phases of the development will be submitted in 2022 (see Response 41a in Appendix D).

C.261. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings a year is appropriate for strategic sites. However, for Cambourne West and Bourn Airfield New Village, the Councils consider that a combined annual completion rate of up to 300 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. For the purposes of the housing trajectory, the Council has therefore capped its assumptions for

the combined build out rates for Cambourne West (both elements) and Bourn Airfield New Village at 300 dwellings a year. As Cambourne West (land north west of Lower Cambourne) is starting construction on its first dwellings, whereas the land within the business park and Bourn Airfield New Village have not yet reached that stage, the Council has assumed that the split of dwellings per year between the two developments is in favour of Cambourne West initially.

C.262. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 1,674 dwellings fall within part (b) of the definition of deliverable. These dwellings are therefore considered deliverable and developable as:

- the site has outline planning permission and a reserved matters planning application is being considered for 150 dwellings,
- the site is in the ownership of two housebuilders (Taylor Wimpey and Bovis Homes),
- Taylor Wimpey anticipate that the reserved matters application for the remaining 143 dwellings on phase 1 will be submitted in summer 2021, and
- Taylor Wimpey anticipate that the reserved matters applications for residential development within the later phases of the development will be submitted in 2022.

There is clear evidence that housing completions will begin on site within five years.

C.263. **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. The Council understands that the landowner (U+I) is in the process of selling the land to a developer. The developer has advised that the purchase of the land is due to take place in April 2021 and anticipates that a planning application will be submitted in September 2021 following pre-application discussions (see Response 42 in Appendix D). The developer anticipates that construction will start on site in June 2022, that the first dwelling(s) will be occupied in May 2023, and that it will be a 2-3 year build (see Response 42 in Appendix D).

C.264. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019), are that a completion rate of up to 250 dwellings a year is appropriate for strategic sites. However, for Cambourne West and Bourn Airfield New Village, the Councils consider that a combined annual completion rate of up to 300 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. For the purposes of the housing trajectory, the Council has therefore capped its assumptions for

the combined build out rates for Cambourne West (both elements) and Bourn Airfield New Village at 300 dwellings a year.

C.265. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 240 dwellings on this site 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 developer is in the process of purchasing the site with the sale due to take place in April 2021, the developer anticipates that a full planning application will be submitted in September 2021, and the developer anticipates that construction will start on site in June 2022. There is clear evidence that housing completions will begin on site within five years.

**Dales Manor Business Park, Sawston**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H/1a | 200 dwellings | 27 September 2018 | - | - | - | - |
| Total | 200 dwellings | - | - | - | - | - |

C.266. 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 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.

C.267. It is unclear exactly when the remainder of the development will be started and completed as the Council has been unable to identify the landowner(s) and therefore contact them or their agent. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the adopted plan period (2011-2031). The Council has also made no allowance for housing on this site by 2041, and an assessment of whether the site is considered to be deliverable and / or developable and therefore carried forward as an allocation into the new Greater Cambridge Local Plan will be undertaken as part of the plan making process.

C.268. 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**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H/1b | 80 dwellings | 27 September 2018 | - | - | - | |
| S/3729/18/FL | 158 dwellings | - | Full | 20 September 2018 | 10 April 2019 | 28 August 2019 |
| **Total** | **158 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.269. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1b) for 80 dwellings. The site has full planning permission for 158 dwellings and landscaping. At March 2020, the access road has been constructed, 2 dwellings were under construction, and 156 dwellings had not been started. The housebuilder (Hill) is marketing the development as The Hawthorns, with plots for sale. The housebuilder (Hill) has advised that 12 dwellings had been completed by 31 December 2020 and anticipates that a further 10 dwellings will be completed by 31 March 2021 (see Response 44 in Appendix D). The housebuilder anticipates that the development will be completed towards the end of 2022 (see Response 44 in Appendix D).

C.270. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 158 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land south of Babraham Road, Sawston**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H/1c | 260 dwellings | 27 September 2018 | - | - | - | - |
| **Total** | **260 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.271. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1c) for 260 dwellings. A housebuilder is in the process of purchasing the site from the landowners (John Huntingdon Charity, Wards Charity and RJ Driver Trust) and has advised that headline terms of the purchase have been agreed with the view to exchanging contracts in March 2021 (see Response 45 in Appendix D). The housebuilder has started early pre-application discussions with the Council for a full planning application and the housebuilder anticipates that the full planning application will be submitted in summer 2021 (see Response 45 in Appendix D). The housebuilder anticipates that construction will start on site in 2022-2023, that the first occupations will be in 2023-2024 and that the development will be completed in 2028-2029 (see Response 45 in Appendix D).

C.272. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 260 dwellings on this site 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 housebuilder is in the process of purchasing the site with the exchange of contracts anticipated in March 2021, the housebuilder has started early pre-application discussions and anticipates that a full planning application will be submitted in summer 2021, and the housebuilder anticipates that construction will start on site in 2022-2023. 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.

**Land north of Impington Lane, Impington**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H/1d | 25 dwellings | 27 September 2018 | - | - | - | - |
| S/1486/18/FL | 26 dwellings | - | Full | 17 April 2018 | - | 13 June 2019 |
| **Total** | **26 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.273. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1d) for 25 dwellings. The site has full planning permission for 26 dwellings and open space. At March 2020, works had started on site however all 26 dwellings had not been started. The housebuilder (Hill) is advertising the development as Chatsworth Place, and offering the ability to register an interest.

C.274. It is unclear exactly how many dwellings are anticipated to be completed by 31 March 2021 and when the development will be completed as the housebuilder (Hill) has not provided a response. The Council has therefore estimated the number of dwellings that will be completed by 31 March 2021 based on Council Tax records and the dwellings showing on the Council's current version of Ordnance Survey mastermap. It is estimated that 0 dwellings are completed at February 2021, and therefore the Council has assumed 0 dwellings as the anticipated completions for 2020-2021. The Council has also used its typical assumptions to anticipate the build out rate for this site for 1 April 2021 onwards. These typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size. The Council therefore anticipates that this site will be completed in 2021-2023.

C.275. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 26 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a housebuilder (Hill), and the Councils' typical assumptions anticipate that the development will be completed within five years. There is no evidence that the site will not be delivered within five years.

**Land west of New Road, Melbourn**

C.276. 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**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H1e | 65 dwellings | 27 September 2018 | - | - | - | - |
| S/2048/14/FL | 64 dwellings | - | Full | 28 August 2014 | 03 December 2014 | 27 February 2015 |
| S/4414/17/FL | revised design, to provide additional 3 dwellings | - | Full | 11 December 2017 | - | 24 August 2018 |
| S/0949/19/VC | revised design, to provide additional 2 dwellings | - | Variation of Condition | 11 March 2019 | - | - |
| **Total** | **67 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.277. The site has full planning permission for 67 dwellings. At March 2020, 62 dwellings had been completed and 5 dwellings were under construction. The developer (Granary Developments) has advised that the remaining 5 dwellings will be completed by 31 March 2021 (see Response 47 in Appendix D).

C.278. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 67 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full

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**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H/1e | 65 dwellings | 27 September 2018 | - | - | - | - |
| S/2424/18/FL | 21 dwellings | - | Full | 9 July 2018 | - | 17 May 2019 |
| **Total** | **21 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.279. The site has full planning permission for the demolition of the existing dwelling and the erection of 22 dwellings and open space. At March 2020, the existing dwelling had been demolished and all 22 new dwellings had not been started. The developer (Prime Crest Homes) has advised that the development will be completed in October 2022 (see Response 48 in Appendix D).

C.280. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 21 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Prime Crest Homes), the existing dwelling has been demolished, and the developer anticipates that the development will be completed in October 2022. There is no evidence that the site will not be delivered within five years.

**Green End Industrial Estate, Gamlingay**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H1/f | 90 dwellings | 27 September 2018 | - | - | - | - |
| S/2068/15/OL | 85 dwellings | - | Outline | 14 August 2015 | 22 April 2016 | 7 December 2016 |
| S/4085/19/RM | 85 dwellings | - | Reserved Matters | 18 November 2019 | - | 18 June 2020 |
| **Total** | **85 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.281. 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 detailed planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of 90 dwellings and public open space, which was approved in June 2020. The planning permission covers approximately 75% of the allocation in the South Cambridgeshire Local Plan 2018 (adopted in September 2018). The housebuilder (Morris Homes) is marketing the development as Downing Gardens.

C.282. The Council approved a discharge of conditions application (S/2068/15/COND26) for the construction programme in August 2020. At that time, the construction programme anticipated that demolition of the existing buildings would be completed in December 2020, that construction would start on the first dwelling(s) in January 2021, and that the development would be completed in July 2023.

C.283. The housebuilder (Morris Homes) has advised that the demolition has been completed, that the roads are being constructed, and that construction started on the foundations of the dwellings in February 2021 (see Response 49 in Appendix D). The housebuilder anticipates that the show home will be completed in July 2021, that the first dwelling will be occupied in October 2021, and that the development will be completed in February 2023 (see Response 49 in Appendix D).

C.284. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 85 dwellings (net) on this site 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.

**East of Rockmill End, Willingham**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy H/1g | 50 dwellings | 27 September 2018 | - | - | - | - |
| S/2833/15/OL | 72 dwellings | - | Outline | 6 November 2015 | 11 May 2016 | 25 May 2017 |
| S/0122/18/RM | 72 dwellings | - | Reserved Matters | 9 January 2018 | - | 2 August 2018 |
| **Total** | **72 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.285. 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. The planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018. At March 2020, 34 dwellings had been completed, 20 dwellings were under construction and 18 dwellings had not been started. The housebuilder (Kier) is marketing the development as The Grove, with all plots reserved. The housebuilder (Kier) has advised that a total of 52 dwellings had been completed by 31 December 2020 and that a further 20 dwellings are anticipated to be completed by 31 March 2021 (see Response 50 in Appendix D). The housebuilder anticipates that the development will be completed in April 2021 (see Response 50 in Appendix D).

C.286. The Council had recorded 34 dwellings as completed by 31 March 2020, which are included in the total of 52 dwellings completed by 31 December 2020 provided by the housebuilder. The Council has used the difference between these two figures as the number of completions for 1 April – 31 December 2020 so that together with the completions for 2019-2020, the total completions at 31

December 2020 on this site is the same for the Council and the developer (52 dwellings).

C.287. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 72 dwellings on this site 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 at Bennell Farm, West Street, Comberton**

| **Policy or Planning Permission** | **Proposal** | **Date Allocated** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|---|
| Policy H/1h | 90 dwellings | 27 September 2018 | - | - | - | - |
| S/2204/15/OL | 90 Dwellings | - | Outline | 24 August 2015 | 11 May 2016 | 3 October 2016 |
| S/1812/17/OL | 90 dwellings | - | Outline | 17 May 2017 | 6 September 2017 | 21 December 2017 |
| S/4552/17/RM | 90 Dwellings | - | Reserved matters | 27 December 2017 | - | 1 October 2018 |
| **Total** | **90 Dwellings** | | | | | |

C.288. 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. At March 2020, 24 dwellings were under construction and 66 dwellings had not been started. The development is being marketed as The Birdlings. The agent (on behalf of Mr & Mrs Arnold) has advised that a total of 10 dwellings had been completed by 31 December 2020 (see Response 51 in Appendix D). The agent anticipates that the development will be completed in 2022 (see Response 51 in Appendix D).

C.289. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 90 dwellings on this site 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.

**Histon & Impington Station Area**

| Policy or Planning Permission | Proposal | Date Allocated | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|---|
| Policy E/8 | - | 27 September 2018 | - | - | - | - |
| S/0671/17/FL<br><br>The Bishops Site | 35 dwellings | - | Full | 18 October 2017 | - | 27 June 2018 |
| S/0783/17/FL<br><br>94-96 Station Road | 12 dwellings | - | Full | 13 March 2017 | - | 15 May 2018 |
| S/2010/17/OL<br><br>Station Road Garage | 32 dwellings | - | Outline | 8 June 2017 | - | 11 September 2019 |
| **Total** | **47 dwellings** | **-** | **-** | **-** | **-** | **-** |

C.290. 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.

C.291. **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 2020, no construction had started on site.

C.292. The agent (on behalf of Mitre Property Development Ltd) has advised that they are looking to commence construction on site in 2021 and that they are currently in the process of tendering the scheme (see Response 52 in Appendix D). The agent has also advised that they have submitted a variation of conditions application to amend the approved plans for the development, which will improve

the buildability of the development (see Response 52 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in April 2021 and that the development will be completed in 2022 (see Response 52 in Appendix D).

C.293. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 35 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the is in the ownership of a developer (Mitre Property Development Ltd), and the agent anticipates that construction will start on the first dwelling(s) in April 2021. There is no evidence that the site will not be delivered within five years.

C.294. **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. At March 2020, all 12 dwellings were under construction. The developer (Cocksedge Building Contractors) has advised that all dwellings will be completed by 31 March 2021 (see Response 53 in Appendix D).

C.295. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 12 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full planning permission and the developer has advised that all dwellings will be completed by 31 March 2021. There is no evidence that the site will not be delivered within five years.

C.296. **Station Road Garage, Station Yard, Station Road, Histon:** the site has outline planning permission for 32 dwellings and amenity space, which was approved in September 2019. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by September 2022.

C.297. The agent (on behalf of the Clark Brothers) has advised that notice has been given to the tenants to vacate the site, that discussions have been undertaken with several developers to bring forward the delivery of this site, and that discussions have been undertaken with estate agents and registered providers regarding the market for the finished development (see Response 54 in Appendix D). The agent has advised that site assessment work is being undertaken in relation to demolition, contamination and the provision of site services, and that design work is being undertaken to inform the reserved matters application and discharge of conditions (see Response 54 in Appendix

D). The agent anticipates that a reserved matters application will be submitted at the end of April 2021 (see Response 54 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in October 2021, that the first dwelling(s) will be completed in August 2022, and that the development will be completed in December 2022 (see Response 54 in Appendix D).

C.298. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 32 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site has outline planning permission, the agent has advised that discussions have been undertaken with several developers to bring forward the delivery of this site, the agent has advised that design work is being undertaken to inform a reserved matters application, the agent anticipates that a reserved matters application will be submitted at the end of April 2021, and the agent anticipates that construction will start on the first dwelling(s) in October 2021. There is clear evidence that housing completions will begin on site within five years.

## Unallocated Sites with Planning Permission

C.299. The following sites are included in Table C4 or Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

C.300. The sites in South Cambridgeshire marked with a * are 'Five Year Supply' sites. These were planning applications that were permitted as a departure from 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 officer's assessment of the planning application in a delegation report or planning committee report, or the Inspector's assessment of the planning application in an appeal decision.

**Land off Sandy Lane and land off Elizabeth Way, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 03/0406/FUL | 18 dwellings | Full | 15 April 2003 | - | 5 November 2004 |
| 03/1241/FUL | 5 dwellings | Full | 18 November 2003 | 3 March 2004 | 23 May 2005 |
| 06/0544/FUL | 1 dwelling | Full | 23 May 2006 | 19 July 2006 | 24 November 2006 |
| 18/1193/FUL | 5 dwellings | Full | 3 August 2018 | - | 4 February 2019 |
| 19/0819/OUT | 7 dwellings | Outline | 13 June 2019 | | 11 October 2019 |
| **Total** | **36 dwellings** | **-** | **-** | **-** | **-** |

C.301. The site has full and outline planning permissions for 38 new dwellings and the demolition of the existing building at 57 Elizabeth Way (a house in multiple occupation) and 51-55 Elizabeth Way (a pair of semi-detached dwellings). At March 2020, no construction had started on any of the dwellings, however a material start has been made on some of the permissions. The agent (on behalf of Littlebury Property Limited) has advised that they are currently reviewing the

extant consents and intend to submit a new planning application for a revised scheme by the end of February 2021 (see Response 55 in Appendix D). The agent has advised that the revised scheme will be for 35 new dwellings and the demolition of 51-55 Elizabeth Way (a pair of semi-detached dwellings), therefore 33 dwellings (net) (see Response 55 in Appendix D). The agent has advised that if the revised scheme is approved, the intention is that the new planning permission would be implemented immediately (see Response 55 in Appendix D).

C.302. Positive informal pre-application discussions have been undertaken with both planning and housing. A full planning application was submitted on 5 March 2021 for 26 private and 9 affordable dwellings, and is going through the validation process. The Councils' typical assumptions anticipate that the first dwellings would be under construction by March 2022, based on an average lead in time of two years from a full planning application being submitted to the first dwellings being under construction. The Council's typical assumptions anticipate a build out rate of an average of 12 dwellings a year on a site of this size, with a peak of up to 40 dwellings a year. The Council anticipates that this site will be completed in 2022-2024.

C.303. There are extant planning permissions for 36 dwellings (net, 38 new dwellings and the demolition of two existing dwellings) that could be implemented. However, the agent has suggested that the landowner will implement the revised proposed scheme of 33 dwellings (net, 35 new dwellings and the demolition of two existing dwellings) if approved. The Council has therefore taken a conservative approach to delivery on this site by only assuming that 33 dwellings (net) will be delivered on this site, as proposed through the recently submitted planning application.

C.304. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 33 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has extant full and outline planning permissions, the agent has advised that a planning application for a revised scheme will be submitted by the end of February 2021, and the agent has advised that if the revised scheme is approved, the intention is that the new planning permission would be implemented immediately. There is no evidence that the site will not be delivered within five years.

**Hayling House, Fen Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 16/0617/FUL | 13 dwellings | Full | 19 April 2016 | 31 August 2016 | 21 August 2017 |
| **Total** | **13 dwellings** | **-** | **-** | **-** | **-** |

C.305. The site has full planning permission for demolition of the existing dwelling and erection of 14 dwellings. At March 2020, the existing dwelling had been demolished but the 14 new dwellings had not been started. The agent (on behalf of Crickmore Developments) has advised that construction has commenced on 4 dwellings on the part of the site that is not leased to Cambridgeshire County Council for the duration of the construction of the Abbey-Chesterton cycle bridge (see Response 56 in Appendix D). The agent has advised that the first 4 dwellings will be completed in June 2021, and the agent anticipates that construction of the other 10 new dwellings will start in September 2021 (subject to the cycle bridge having been completed), and that the development will be completed in June 2022 (see Response 56 in Appendix D).

C.306. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 13 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**34-36 Madingley Road, Cambridge**

C.307. The site has full planning permission for demolition of the two existing dwellings and erection of 16 dwellings. At March 2020, the two existing dwellings had been demolished and the 16 new dwellings were under construction. At January 2021, all 16 new dwellings had been completed.

**1 Whichcote House, Springfield Road, Cambridge and land rear of Whichcote House, Milton Road, Cambridge**

C.308. The site has full planning permissions for 14 dwellings. At March 2020, the conversion and extension of Whichcote House to create 11 dwellings had been

completed and the 3 new dwellings fronting Milton Road were under construction. At January 2021, all 14 dwellings had been completed.

**Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 05/1329/FUL | 16 dwellings | Full | 17 December 2005 | - | 5 December 2007 |
| **Total** | **16 dwellings** | **-** | **-** | **-** | **-** |

C.309. The site has full planning permission for 16 dwellings. At March 2020, 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 response. As the two dwellings were completed several years ago with no further progress on the site since, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the adopted plan period (2011-2031).

C.310. 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 although the site has an extant full planning permission, there is uncertainty over whether housing will be delivered on the remainder of the site.

**64-68 Newmarket Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 14/1905/FUL | 80 dwellings | Full | 5 December 2014 | 3 February 2016 | 13 September 2017 |
| **Total** | **80 dwellings** | **-** | **-** | **-** | **-** |

C.311. 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. The Government has automatically extended to 1 May 2021 the time limit for development to be begun of any unimplemented planning permissions that would have lapsed between 19 August and 31 December 2020, and therefore as this permission would have lapsed in September 2020, development must now be begun by 1 May 2021. At March 2020, no construction had started on site. The agent (on behalf of User Friendly Properties Ltd) has advised that the planning permission has lapsed (see Response 58 in Appendix D), and had previously advised that it was not their intention to build out this development.

C.312. 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 although the site has full planning permission as a result of the Government's extension to lapse dates of unimplemented permissions, a material start would need to be made by May 2021 to retain the extant full planning permission, and the agent has previously advised that it was not their intention to build out this development.

**23 and 25 Hills Road, Cambridge**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| 17/0265/FUL | 10 dwellings | Full | 24 February 2017 | - | 17 July 2017 |
| **Total** | **10 dwellings** | **-** | **-** | **-** | **-** |

C.313. The site has full planning permission for 10 dwellings and retail units following demolition of the existing buildings. At March 2020, demolition works had started on site however all 10 dwellings had not been started. The agent (on behalf of Dernford Developments Ltd) has advised that all 10 dwellings are under construction and that the development will be completed shortly after March 2021 (therefore in 2021-2022) (see Response 59 in Appendix D).

C.314. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 10 dwellings on this site 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.

**Cambridge Carpets, 213 Mill Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 17/1527/FUL | 14 dwellings | Full | 29 August 2017 | 16 December 2017 | 20 December 2017 |
| **Total** | **14 dwellings** | **-** | **-** | **-** | **-** |

C.315. 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. At March 2020, no construction had started on site. The development is being delivered by HTS Estates Ltd and their website advises that construction started on site in October 2020. The agent (on behalf of HTS Estates Ltd) has advised that construction has started on site and that the development will be completed in summer 2022 (see Response 60 in Appendix D).

C.316. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full 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**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 17/0970/FUL | 14 dwellings | Full | 01 June 2017 | 04 October 2017 | 02 May 2018 |

| | | | | | |
|---|---|---|---|---|---|
| **Total** | **14 dwellings** | **-** | **-** | **-** | **-** |

C.317. The site has full planning permission for the erection of college accommodation (providing 85 units) and 14 dwellings following demolition of the existing buildings. At March 2020, all 14 dwellings were under construction. The agent (on behalf of Clare College) has advised that the 85 student units have been completed and the agent anticipates that the 14 dwellings will be completed in summer 2021 (see Response 61 in Appendix D).

C.318. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 14 dwellings on this site 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 at 300-314 Coldham's Lane, Cambridge**

C.319. The site has full planning permission for the demolition of the existing dwelling and erection of 14 dwellings. At March 2020, the existing dwelling had been demolished and all 14 new dwellings were under construction. At January 2021, all 14 new dwellings had been completed.

**141 Ditton Walk, Cambridge**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| 15/1020/FUL | 14 dwellings | Full | 10 June 2015 | 04 November 2015 | 29 November 2017 |
| **Total** | **14 dwellings** | **-** | **-** | **-** | **-** |

C.320. The site has full planning permission for 14 dwellings. At March 2020, no construction had started on site. The housebuilder (This Land) is marketing the development as Cityglades, with plots for sale. The housebuilder (This Land) has advised that construction has started on site and the housebuilder anticipates that the development will be completed by the end of Q3 2021 (see Response 62 in Appendix D). The housebuilder has also advised that the

delivery of the development has been affected by the coronavirus pandemic (see Response 62 in Appendix D).

C.321. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a housebuilder (This Land), and the housebuilder anticipates that the development will be completed by the end of Q3 2021. There is no evidence that the site will not be delivered within five years.

**National Institute of Agricultural Botany, Huntingdon Road, Cambridge**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| 18/1451/B1C3<br><br>(relates to the 1920s and 1960s sections of the building) | 71 dwellings (superseded) | Prior Approval | 13 September 2018 | - | 08 November 2018 |
| 20/01501/PRI030<br><br>(relates to 1920s section of the building) | 68 dwellings | Prior Approval | 28 February 2020 | - | 20 May 2020 |
| 20/01768/PRI030<br><br>(relates to 1960s section of the building) | 81 dwellings (superseded) | Prior Approval | 19 March 2020 | - | 20 May 2020 |
| 20/03334/PRI030<br><br>(relates to the library) | 7 dwellings | Prior Approval | 31 July 2020 | - | 24 September 2020 |
| 20/03335/PRI030<br><br>(relates to 1960s section of the building) | 95 dwellings | Prior Approval | 31 July 2020 | - | 24 September 2020 |
| **Total** | **170 dwellings** | **-** | **-** | **-** | **-** |

C.322. The site has prior approval permissions for the change of use of the existing office building to residential (170 dwellings). A condition on each approval permission is that the development must be completed within three years from its approval. At March 2020, no construction had started on the change of use of the building. The agent (on behalf of Marchingdale Developments Limited) has advised that works have commenced to implement the prior approval permission for 68 dwellings in the 1920s section of the building and the agent anticipates that these dwellings will be completed in December 2021 (see Response 63 in Appendix D). The agent has advised that it is not currently the intention to implement the two other prior approval permissions for 102 dwellings at this stage (see Response 63 in Appendix D).

C.323. Pre-application discussions are underway between the Council and the developer (Marchingdale Developments Limited) for an aparthotel and approximately 300 dwellings in the form of a private rented sector scheme following demolition of the 1960s section of the building. The agent anticipates that an application for this proposed development will be submitted in April / May 2021 and that subject to planning permission being secured construction would start on site in the middle of 2022, with completion of the development in 2024-2025 (see Response 63 in Appendix D).

C.324. For the purposes of the housing trajectory, until a planning permission is granted for the alternative proposed development, the Council is only relying on this site to deliver dwellings that have prior approval permission. Given that the agent has advised that it is not currently the intention to implement two of the prior approval permissions, the Council has taken a conservative approach to delivery on this site by only relying on this site to deliver the prior approval permission for the 68 dwellings that are currently being implemented.

C.325. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 170 dwellings on this site fall within part (a) of the definition of deliverable. Of this, 68 dwellings within the 1920s building are considered deliverable as: the site has prior approval permission, the site is in the ownership of a developer (Marchingdale Developments Limited), and the agent has advised that the change of use prior approval permission is being implemented. There is no evidence that these 68 dwellings will not be delivered within five years. However, the remaining 102 dwellings within the 1960s building and library are not considered deliverable or developable as although the site has prior approval permissions, the agent has advised that it is not currently the intention to implement these two permissions.

**291 Hills Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 17/1372/FUL | 14 dwellings | Full | 8 August 2017 | - | 5 August 2019 |
| 18/0806/FUL | 13 dwellings | Full | 18 May 2018 | 29 August 2018<br>11 June 2019 | 16 August 2019 |
| **Total** | **14 dwellings** | **-** | **-** | **-** | **-** |

C.326. The site has full planning permission for the demolition of existing buildings and erection of 15 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. At March 2020, no construction had started on site. The developer (Enterprise Property Group) is marketing the development as providing 15 new dwellings, with some plots already sold and according to their website all plots anticipated to be available in Q4 2021 / Q1 2022.

C.327. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 14 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the developer is marketing the development with some plots already sold, and all plots are anticipated to be available in Q4 2021 / Q1 2022. There is no evidence that the site will not be delivered within five years.

**9-10A Ventress Close, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 18/1470/FUL | 11 dwellings | Full | 17 September 2018 | 6 March 2019 | 17 July 2019 |
| **Total** | **11 dwellings** | **-** | **-** | **-** | **-** |

C.328. The site has full planning permission for demolition of the existing 4 dwellings and erection of 15 new dwellings. At March 2020, the existing 4 dwellings had been demolished and the 15 new dwellings were under construction. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that all 15 dwellings will be completed by 31 March 2021 (see Response 65 in Appendix D).

C.329. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 11 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Land between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens), Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 18/1993/FUL | 9 dwellings | Full | 18 December 2018 | 7 August 2019 | 14 October 2019 |
| **Total** | **9 dwellings** | **-** | **-** | **-** | **-** |

C.330. The site has full planning permission for the erection of College accommodation (including 24 new family apartments), the refurbishment and extension of 27 Barton Road, and the demolition of demolition of the existing buildings (including 15 dwellings), which was approved in October 2019. At March 2020, the existing 15 dwellings were empty, but no demolition works had started, and the 24 new dwellings had not been started.

C.331. The agent (on behalf of King's College) has advised that the existing buildings have been demolished (see Response 66 in Appendix D). The agent has also advised that discovery of a major archaeological find under the original buildings has slowed down the delivery of the development, however building work is commencing in line with the discharge of planning conditions and with input from the archaeologists and Cambridgeshire County Council's Historic Environment Team (see Response 66 in Appendix D). The agent anticipates that the first dwelling(s) will be completed in early / mid 2022 and that the development will be completed in June 2022 (ready for occupation in the academic year beginning September 2022) (see Response 66 in Appendix D).

C.332. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full planning permission, the existing buildings have been demolished, and the agent anticipates that the development will be completed in June 2022. There is no evidence that the site will not be delivered within five years.

**74-82 Akeman Street, Cambridge**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| 19/0261/FUL | 10 dwellings | Full | 5 April 2019 | 3 July 2019 | 11 October 2019 |
| **Total** | **10 dwellings** | **-** | **-** | **-** | **-** |

C.333. The site has full planning permission for demolition of the existing commercial units and 4 dwellings and erection of 3 retail units, a community centre and 14 new dwellings. At March 2020, the existing 4 dwellings had been demolished and the 14 new dwellings had not been started. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that the development is under construction, and that they

are on track to complete the development sooner than previously anticipated (see Response 67 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in summer 2021 and that the development will be completed in summer 2021 (see Response 67 in Appendix D).

C.334. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 10 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**Chartwell House, 620-622 Newmarket Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 19/0767/B1C3 | 11 dwellings | Prior Approval | 3 June 2019 | - | 29 July 2019 |
| **Total** | **11 dwellings** | **-** | **-** | **-** | **-** |

C.335. The site has prior approval permission for change of use of office to 11 dwellings, which was approved in July 2019. A condition on the prior approval decision requires that the development begins within three years from the date of the approval. At March 2020, no construction had started on the change of use of the building.

C.336. The agent (on behalf of Paddock Street Holdings Ltd) has advised that the landowner is re-assessing their proposals for this site following their appeal for additional dwellings at the rear of the site being dismissed in February 2021 (see Response 68 in Appendix D). The agent has advised that the development may not come forward (see Response 68 in Appendix D). As there is uncertainty regarding the delivery of residential development on this site, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within either the five year period or the adopted plan period (2011-2031).

C.337. 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 although the site has prior approval permission the agent has

advised that the landowner is re-assessing their proposals for the site following their appeal for additional dwellings at the rear of the site being dismissed.

**66-80B Colville Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 19/1034/FUL | 45 dwellings | Full | 24 July 2019 | 6 November 2019 | 31 December 2019 |
| **Total** | **45 dwellings** | **-** | **-** | **-** | **-** |

C.338. The site has full planning permission for the demolition of 24 dwellings and the erection of 69 new affordable dwellings, which was approved in December 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2020, no construction had started on site. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that the existing 24 dwellings have been demolished (see Response 69 in Appendix D). The developer anticipates that construction will start on site in January 2021, that the first dwelling(s) will be completed in summer 2022, and that the development will be completed in autumn 2022 (see Response 69 in Appendix D). The developer has advised that issues with decanting a leaseholder has resulted in a three month delay in the delivery timetable (see Response 69 in Appendix D).

C.339. The developer has advised that only 67 new affordable dwellings will now be delivered through the implementation of this planning permission, and that the remaining 2 dwellings will now be within the boundary of the next phase of the development (see Response 69 in Appendix D). Taking account of the information provided by the developer, the housing trajectory only assumes that 67 new dwellings will be delivered on this site, and therefore that this site will deliver 43 dwellings (net).

C.340. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 43 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the developer has advised that the existing 24

dwellings have been demolished, and the developer anticipates that the development will be completed in autumn 2022. There is no evidence that the site will not be delivered within five years.

**Essex House, 71 Regent Street, Cambridge**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| 19/1637/B1C3 | 13 dwellings | Prior Approval | 2 December 2019 | - | 29 January 2020 |
| 20/03729/FUL | 2 dwellings | Full | 7 September 2020 | - | 16 December 2020 |
| **Total** | **15 dwellings** | **-** | **-** | **-** | **-** |

C.341. The site has prior approval permission for change of use of office to 13 dwellings and full planning permission for change of use of community space to 2 dwellings. At March 2020, no construction had started on site. The agent (on behalf of Essex House Developments) has advised that construction has commenced on site and that it is anticipated that the development will be completed in autumn 2021 (see Response 70 in Appendix D).

C.342. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 15 dwellings on this site 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 construction has commenced on site, and the agent anticipates that the development will be completed in autumn 2021. There is no evidence that the site will not be delivered within five years.

**63 New Street, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 18/0090/FUL | 9 dwellings | Full | 17 January 2018 | - | 9 December 2019 |
| **Total** | **9 dwellings** | **-** | **-** | **-** | **-** |

C.343. The site has full planning permission for the demolition of the existing dwelling and the erection of 10 new dwellings. At March 2020, no construction had started on site. The Council is considering two discharge of conditions applications. The developer (Blues Property) is advertising the development as Lacon House. The developer (Blues Property) has advised that the existing dwelling has been demolished (see Response 71 in Appendix D). The developer anticipates that the development will be completed in spring 2022 (see Response 71 in Appendix D).

C.344. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Blues Property), the existing dwelling has been demolished, and the developer anticipates that the development will be completed in spring 2022. There is no evidence that the site will not be delivered within five years.

**18 Chesterton Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 19/0242/FUL | 8 dwellings | Full | 25 February 2019 | 8 January 2020 | 15 January 2020 |
| **Total** | **8 dwellings** | **-** | **-** | **-** | **-** |

C.345. The site has full planning permission for the demolition of the three existing dwellings and the erection of 11 new dwellings. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2020, no construction had started on site. It is unclear when the development will be started and completed as the landowner (Afterway Developments Ltd) has not provided a response. The site is currently being advertised for sale by Savills, although the original deadline for the submission of informal tenders has passed.

C.346. Although the site is for sale, the Council considers that there is no impediment to the delivery of new homes on this site within the next five years. The Council has taken a conservative approach to delivery on this site and assumed that this development will start on site just before the reserved matters planning permission expires in January 2023. The Council has used its typical assumptions for the build out rate of this development. These typical assumptions anticipate a build out rate of an average of 12 dwellings a year on a site of this size. The Council anticipates that this site will be completed in 2023-2024.

C.347. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 8 dwellings (net) on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, and the Councils' typical assumptions anticipate that the development will be completed within five years. There is no evidence that the site will not be delivered within five years.

**283 Queen Ediths Way, Cambridge**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| 17/1757/FUL | 9 dwellings | Full | 11 October 2017 | 25 April 2018 | 1 May 2018 |
| **Total** | **9 dwellings** | **-** | **-** | **-** | **-** |

C.348. The site has full planning permission for the demolition of the existing dwelling and the erection of 10 new dwellings. At March 2020, the existing dwelling had been demolished and all 10 new dwellings were under construction. The agent (on behalf of Inno Build / Archstone Partners Ltd) has advised that no dwellings had been completed by 31 December 2020 but anticipates that all 10 new

dwellings will be completed by 31 March 2021 (see Response 73 in Appendix D).

C.349. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**31 Barton Road, Cambridge**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| 18/1150/FUL | 9 dwellings | Full | 1 August 2018 | 6 February 2019 | 8 February 2019 |
| **Total** | **9 dwellings** | **-** | **-** | **-** | **-** |

C.350. The site has full planning permission for the conversion of the existing building containing 4 flats into 11 dwellings, and the erection of 2 dwellings. At March 2020, the development was under construction. The developer (CamProp) has advised that no dwellings had been completed by 31 December 2020 but anticipates that 2 dwellings will be completed by 31 March 2021 (see Response 74 in Appendix D). The developer anticipates that the development will be completed by May 2021 (see Response 74 in Appendix D).

C.351. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

**67-97A Campkin Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 19/1616/FUL | 43 dwellings | Full | 22 November 2019 | 4 March 2020 | 29 May 2020 |
| **Total** | **43 dwellings** | **-** | **-** | **-** | **-** |

C.352. The site has full planning permission for the demolition of 32 dwellings and the erection of 75 new affordable dwellings and a new community facility, which was approved in May 2020. A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.353. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that all the pre-demolition conditions have been discharged and that half of the buildings (16 dwellings) have been demolished (see Response 75 in Appendix D). The developer anticipates that a further 8 dwellings will be demolished by 31 March 2021, and that the final 8 dwellings will be demolished in 2021-2022 (see Response 75 in Appendix D). The developer anticipates that all the pre-commencement conditions will be discharged by the end of March 2021 and it is hoped that the final leaseholders will have moved by May 2021 (see Response 75 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in May 2021, that the first dwelling(s) will be completed in spring 2023, and that the development will be completed in summer 2023 (see Response 75 in Appendix D).

C.354. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 43 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, half of the existing buildings have been demolished, the site is in the ownership of a developer (Cambridge Investment Partnership), and the developer anticipates that construction will start on the first dwelling(s) in May 2021. There is no evidence that the site will not be delivered within five years.

**Land off Clerk Maxwell Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 19/1734/FUL | 35 dwellings | Full | 17 December 2019 | 1 July 2020 | 30 October 2020 |
| **Total** | **35 dwellings** | **-** | **-** | **-** | **-** |

C.355. The site has full planning permission 35 dwellings, which was approved in October 2020. A condition on the planning permission requires that the development begins within three years from the date of the permission. The housebuilder (Hill) is marketing the development as Trinity Gate. The housebuilder (Hill) has advised that all pre-commencement discharge of conditions applications have been submitted, and that their delivery timetable for this development is based on all conditions being discharged by April 2021 (see Response 76 in Appendix D). The housebuilder anticipates that construction will start on site in April 2021, that construction will start on the first dwelling(s) in May 2021, that the first dwelling(s) will be completed in July 2022, and that the development will be completed in December 2022 (see Response 76 in Appendix D).

C.356. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 35 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a housebuilder (Hill), the housebuilder has advised that all pre-commencement discharge of conditions applications have been submitted, the housebuilder anticipates that construction will start on the first dwelling(s) in May 2021, and the housebuilder anticipates that the development will be completed in December 2022. There is no evidence that the site will not be delivered within five years.

**212-214 Newmarket Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 18/1679/FUL | 13 dwellings | Full | 29 October 2018 | - | 12 June 2020 |
| **Total** | **13 dwellings** | **-** | **-** | **-** | **-** |

C.357. The site has full planning permission for 13 dwellings and commercial space (Use Classes A1, A2, B1 and D1) following demolition of the existing building, which was approved in June 2020. The agent (on behalf of Blues Property and Urban 2) has advised that work has started on site (see Response 77 in Appendix D). The agent anticipates that the first dwellings will be completed in 2022-2023 and that the development will be completed in 2022-2023 (see Response 77 in Appendix D).

C.358. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 13 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the agent has advised that work has started on site, and the agent anticipates that the development will be completed in 2022-2023. There is no evidence that the site will not be delivered within five years.

**The Meadows Community Centre, St Catharines Road, Cambridge**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| 19/1756/FUL & S/4532/19/FL | 78 dwellings | Full | 20 December 2019 | 4 August 2020 | 24 November 2020 |
| **Total** | **78 dwellings** | **-** | **-** | **-** | **-** |

C.359. The site has full planning permissions for the demolition of the existing community centre and the erection of a new community hub, 78 affordable dwellings, and a replacement multi-use games area, which were approved in November 2020. The development includes land in both South Cambridgeshire and Cambridge City, and 22 dwellings will be in Cambridge and 56 dwellings will be in South Cambridgeshire. Conditions on the two planning permissions require that the development begins within three years of the date of the permission for the development within Cambridge and within five years from the date of the permission for the development within South Cambridgeshire.

C.360. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that the pre-commencement conditions are anticipated to be discharged such that enabling works will commence in March 2021 (see Response 78 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in summer 2021, that the first dwelling(s) will be completed in summer 2023, and that the development will be completed in summer 2025 (see Response 78 in Appendix D). The developer has advised that the programme for delivery reflects the phased nature of the development that is necessary due to the need to move the existing community facilities into a new building (see Response 78 in Appendix D).

C.361. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 78 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), and the developer anticipates that construction will start on the first dwelling(s) in summer 2021. There is no evidence that the site will not be delivered within five years.

**Buchan Street Neighbourhood Centre, Cambridge**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| 19/1757/FUL | 28 dwellings | Full | 20 December 2019 | 5 August 2020 | - |
| **Total** | **28 dwellings** | **-** | **-** | **-** | **-** |

C.362. The site has full planning permission for the demolition of the existing community centre, shop and cafe and erection of new shop (use class A1), community cafe (use class A1/A3/D1), 28 affordable dwellings and open space, which was approved in January 2021. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that the delivery of this site is related to the delivery of the development at The Meadows Community Centre (see paragraphs C.359 - C.361 above) as the existing community facilities on this site need to be relocated to the new community building on that development, before this site can be redeveloped (see Response 79 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in summer 2023, that the first dwellings(s) will be completed in spring 2025, and that the development will be completed in summer 2025 (see Response 79 in Appendix D).

C.363. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 28 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), and the developer anticipates that construction will start on the first dwelling(s) in summer 2023. There is no evidence that the site will not be delivered within five years.

**509 Coldhams Lane, Cambridge**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| 20/04306/CL2PD | 33 dwellings | Certificate of Lawful Use or Development | 20 October 2020 | - | 15 December 2020 |
| **Total** | **33 dwellings** | **-** | **-** | **-** | **-** |

C.364. The site has a certificate of lawful use or development for the change of use from offices (Use Class B1a) to 33 dwellings, which was approved in December 2020. The developer (Kirly Ltd) is advertising the development as Cherry Trees Apartments, and their website states that a show apartment is being prepared. The developer (Kirly Ltd) has advised that building works have commenced (see

Response 80 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in June 2021 and that the development will be completed in September 2021 (see Response 80 in Appendix D).

C.365. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 33 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has a certificate of lawful use or development for the change of use from offices to 33 dwellings, the site is in the ownership of a developer (Kirly Ltd), the developer has advised that building works have commenced, and the developer anticipates that the first dwelling(s) will be completed in June 2021. There is no evidence that the site will not be delivered within five years.

**Small Sites of 9 dwellings or less in Cambridge**

C.366. At 31 March 2020, there were 130 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less, 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 between 2020 and 2022, based on the Councils' typical assumptions for build out patterns as set out in as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019).

C.367. The Council still considers it appropriate to use these build out patterns as a survey carried out on a sample of small sites in May 2020 (as set out in paragraph 14 in Section 2 above) showed that the impact of the coronavirus pandemic on the delivery of small sites in Greater Cambridge is likely to be minimal.

C.368. 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.

C.369. At 31 March 2020, there were 241 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less, where no construction had started on site. A list of these sites is provided in Appendix E. It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development had not started at 31 March 2020 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, which is consistent with the evidence on lapse rates included in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019).

C.370. However, before the 6% allowance for non-delivery has been applied, the Council has reviewed all the small sites that had not started at 31 March 2020 with a planning permission that would lapse by 31 March 2021. The Government has automatically extended to 1 May 2021 the time limit for submission of reserved matters planning applications for any outline planning permissions where the deadline would have expired between 23 March and 31 December 2020 and the time limit for development to be begun of any unimplemented planning permissions that would have lapsed between 19 August and 31 December 2020. If either of these situations applied to any of the planning permissions in the list, these planning permissions remain extant. For all other planning permissions that would lapse by 31 March 2021, if the Council has been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. This review has resulted in a loss of 46 dwellings from the small sites with planning permission that were not under construction at 31 March 2020.

C.371. After the 6% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 183 dwellings are anticipated to be completed between 2020 and 2025, based on the Councils' typical assumptions for build out patterns as set out in as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019).

C.372. The Council still considers it appropriate to use these build out patterns as a survey carried out on a sample of small sites in May 2020 (as set out in paragraph 14 in Section 2 above) showed that the impact of the coronavirus pandemic on the delivery of small sites in Greater Cambridge is likely to be minimal.

C.373. 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.

C.374. Between 1 April and 31 December 2020, 105 dwellings were approved on new small sites of 9 dwellings or less. A list of these sites is provided in Appendix E. It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and therefore 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, which is consistent with the evidence on lapse rates included in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019). On this basis, 98 dwellings are anticipated to be completed between 2021 and 2026.

C.375. The Council still considers it appropriate to use these build out patterns as a survey carried out on a sample of small sites in May 2020 (as set out in paragraph 14 in Section 2 above) showed that the impact of the coronavirus pandemic on the delivery of small sites in Greater Cambridge is likely to be minimal.

C.376. 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 rear of 131 The Causeway, Bassingbourn-cum-Kneesworth**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/1199/13/OL | 20 dwellings | Outline | 03 June 2013 | 06 August 2014 | 05 November 2015 |
| S/2253/16/RM | 20 dwellings | Reserved Matters | 20 October 2016 | - | 15 January 2018 |
| **Total** | **20 dwellings** | **-** | **-** | **-** | **-** |

C.377. The site has detailed planning permission for 20 dwellings. At March 2020, 10 dwellings were under construction and 10 dwellings had not been started. The developer (Westgate Construction) anticipates that the development will be completed in September 2021 (see Response 81 in Appendix D).

C.378. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 20 dwellings on this site 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.

**18 Boxworth End, Swavesey ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/0875/15/OL | 30 dwellings | Outline | 9 April 2015 | - | 12 May 2016 |
| S/2900/18/RM | 30 dwellings | Reserved matters | 27 July 2018 | - | 19 December 2018 |
| **Total** | **30 dwellings** | **-** | **-** | **-** | **-** |

C.379. The site has detailed planning permission for 30 dwellings, open space, children's play area and landscaping. At March 2020, all 30 dwellings had not been started.

C.380. The housebuilder (Matthew Homes) has advised that construction has commenced on the roads and sewers, and that they will soon bring in the utility services (see Response 82 in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in January 2021, and that the show home will be completed in June 2021 (see Response 82 in Appendix D). The housebuilder anticipates that the development will be completed in the first half of 2022, subject to the housing market and any impacts from the coronavirus pandemic (see Response 82 in Appendix D).

C.381. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 30 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Matthew Homes), and the housebuilder has advised that construction has commenced on site. There is no evidence that the site will not be delivered within five years.

**East of New Road, Melbourn ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2791/14/OL | 199 dwellings | Outline | 28 November 2014 | - | 8 August 2016 |
| S/2590/17/RM | 199 dwellings | Reserved Matters | 21 July 2017 | - | 5 February 2018 |
| **Total** | **199 dwellings** | **-** | **-** | **-** | **-** |

C.382. The site has detailed planning permission for 199 dwellings and open spaces. At March 2020, 70 dwellings had been completed, 24 dwellings were under construction and 105 dwellings had not been started. The housebuilder (Hopkins Homes) is marketing the development as Kingley Grove, with plots for sale. The housebuilder (Hopkins Homes) has advised that a total of 88 dwellings had been completed by 31 December 2020 and that a further 26 dwellings are anticipated to be completed by 31 March 2021 (see Response 83 in Appendix D). The housebuilder anticipates that the development will be completed in mid 2023 (see Response 83 in Appendix D).

C.383. The Council had recorded 70 dwellings as completed by 31 March 2020, which are included in the total of 88 dwellings completed by 31 December 2020 provided by the housebuilder. The Council has also recorded the show home as being completed, giving a total of 89 dwellings completed at 31 December 2020 – this difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). The Council has used the difference between these two figures (including the show home) as the number of completions for 1 April – 31 December 2020 so that together with the completions for 2019-2020, the total completions at 31 December 2020 on this site is the same for the Council and the developer (89 dwellings, consisting of 88 dwellings and the show home). One less completion has been included in 2021-2024 to take account of the show home already having been recorded as completed, so that together the actual completions and predicted completions total the same number of dwellings as that which have planning permission (199 dwellings).

C.384. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 199 dwellings on this site 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.

**Former CEMEX Works, Haslingfield Road, Barrington ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2365/14/OL | 220 dwellings | Outline | 08 October 2014 | 03 June 2015 | 27 October 2016 |
| S/3485/18/RM | 220 dwellings | Reserved Matters | 10 September 2018 | - | 29 November 2019 |
| S/1427/19/RM | 220 dwellings | Reserved Matters | 10 April 2019 | - | 23 September 2019 |
| **Total** | **220 dwellings** | **-** | **-** | **-** | **-** |

C.385. The site has detailed 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 Foxton Station, and associated works. At March 2020, clearance works had started however all 220 dwellings had not been started. The site also has full planning permission for the demolition of the former cement works.

C.386. The housebuilder (Redrow Homes) is marketing the development as All Saints Gardens, with plots for sale. The housebuilder (Redrow Homes) has advised that demolition of the cement works has been completed and that groundworks are due to commence shortly (see Response 84 in Appendix D). The housebuilder has also advised that they hope the variation of conditions applications will be approved imminently and that all pre-commencement discharge of conditions applications have been approved or are being considered by the Council (see Response 84 in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in 2021-2022, that

the first dwelling(s) will also be completed in 2021-2022, and that the development will be completed in 2025-2026 (see Response 84 in Appendix D).

C.387. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 220 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Redrow Homes), the housebuilder anticipates that construction will start on the first dwelling(s) in 2021-2022, and the development is being marketed with plots for sale. There is no evidence that the site will not be delivered within five years.

**Land off Haden Way, Willingham ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/2456/15/OL | 64 dwellings | Outline | 04 December 2015 | 03 August 2016 | 10 January 2017 |
| S/4441/18/RM | 61 dwellings | Reserved Matters | 26 November 2018 | - | 7 May 2020 |
| **Total** | **61 dwellings** | **-** | **-** | **-** | **-** |

C.388. The site has detailed planning permission for 61 dwellings, which was approved in May 2020. 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 housebuilder (Brampton Valley Homes) is advertising the development as Westmere, and their website states that it is coming soon. The Council is considering two discharge of conditions applications.

C.389. It is unclear exactly how many dwellings are anticipated to be completed by 31 March 2021 and when the development will be started and completed as the housebuilder (Brampton Valley Homes) has not provided a response. The Council has therefore estimated the number of dwellings that will be completed by 31 March 2021 based on Council Tax records and the dwellings showing on the Council's current version of Ordnance Survey mastermap. It is estimated that 0 dwellings are completed at February 2021, and therefore the Council has assumed 0 dwellings as the anticipated completions for 2020-2021. The Council has also used its typical assumptions to anticipate the delivery timetable and

build out rate for this site for 1 April 2021 onwards. These typical assumptions anticipate that the first dwellings would be under construction by May 2021, based on an average lead in time of a year from reserved matters approval to the first dwellings being under construction. The Council's typical assumptions anticipate a build out rate of an average of 38 dwellings a year over two years on a site of this size. The Council therefore anticipates that this site will be completed in 2021-2023.

C.390. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 61 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Brampton Valley Homes), the Council is considering discharge of conditions applications, and the Councils' typical assumptions anticipate that the development will be completed within five years. There is no evidence that the site will not be delivered within five years.

**East of Spring Lane, Bassingbourn ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/1745/16/OL | 30 dwellings | Outline | 01 July 2016 | 02 November 2016 | 23 March 2017 |
| S/0905/19/RM | 30 dwellings | Reserved Matters | 06 March 2019 | - | 31 July 2019 |
| **Total** | **30 dwellings** | **-** | **-** | **-** | **-** |

C.391. 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. At March 2020, no construction had started on site.

C.392. The housebuilder (Beech Grove Homes, part of Sanctuary Group) is marketing the development as The Hawthorns. The developer (Sanctuary Group) has advised that they are reviewing tender returns ahead of awarding a build contract and are reviewing the programme for delivery (see Response 86 in

Appendix D). The developer has also advised that they are currently working up their discharge of conditions applications (see Response 86 in Appendix D). The developer has not provided a delivery timetable for development of this site, except to say that they hope the site will be completed before 2026-2027 (see Response 86 in Appendix D).

C.393. 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 reserved matters permission expires in July 2021. The Council's typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size. The Council anticipates that this site will be completed in 2022-2024.

C.394. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 30 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Sanctuary Group), the developer has advised that they are reviewing tender returns ahead of awarding a build contract, and the developer has advised that they are currently working up their discharge of conditions applications. There is no evidence that the site will not be delivered within five years.

**Rear of 7-37 Station Road, Foxton ***

C.395. The site has detailed planning permission for 22 dwellings. At March 2020, all 22 dwellings were under construction. At January 2021, all 22 dwellings had been completed.

**Land west of Mill Road, Over ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/2870/15/OL | 53 dwellings | Outline | 11 November 2015 | - | 18 January 2017 |
| S/3683/17/RM | 53 dwellings | Reserved Matters | 19 October 2017 | - | 18 June 2018 |
| **Total** | **53 dwellings** | **-** | **-** | **--** | **-** |

C.396. The site has detailed planning permission for 53 dwellings and open space. At March 2020, all 53 dwellings had not been started; however all pre-commencement discharge of conditions applications have been agreed by the Council, and a material start has been made on site and therefore the planning permission remains extant. The housebuilder (This Land) is marketing the development (Spiregrass Square) as coming soon. The housebuilder (This Land) anticipates that construction of the dwellings will start on site in Q2 2021, that the first dwellings completed later in 2021, and that the development will be completed in 2023 (see Response 87 in Appendix D). The housebuilder has advised that delivery of the development has been affected by the coronavirus pandemic (see Response 87 in Appendix D).

C.397. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 53 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (This Land), a material start had been made on site and therefore the planning permission remains extant, and the housebuilder anticipates that the first housing completions will be in 2021. There is no evidence that the site will not be delivered within five years.

**South of West Road, Gamlingay ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2367/16/OL | 29 dwellings | Outline | 01 September 2016 | 01 February 2017 | 06 February 2016 |
| S/1338/15/OL | 29 dwellings | Outline | 27 May 2015 | - | 05 May 2017 |
| S/3868/18/RM | 29 dwellings | Reserved Matters | 17 October 2018 | - | - |
| Total | 29 dwellings | - | - | - | - |

C.398. 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 developer (Bushmead Homes, part of BPHA) anticipates that the reserved matters planning application will be approved in spring 2021 (see Response 88 in

Appendix D). The developer has advised that tenders are being reviewed in readiness for a start on site (see Response 88 in Appendix D). The developer has advised that terms have been agreed and they are progressing with the imminent transfer of the ownership of the adjacent land into their ownership to enable the delivery of the mitigation measures detailed in the outline planning permission (see Response 88 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in June 2022 and that the development will be completed in March 2023 (see Response 88 in Appendix D).

C.399. The Council expects to be in a position to approve the reserved matters planning application in spring 2021, once the transfer of the ownership of the adjacent land to the developer has been completed. The Council has considered the developer's anticipated timetable for the delivery of this site against its typical assumptions. If the reserved matters planning application is approved in spring 2021, the Councils' typical assumptions anticipate that the first dwellings would be under construction by spring 2022, based on an average lead in time of a year from reserved matters approval to the first dwellings being under construction. The Council's typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size. The Council anticipates that this site will be completed in 2022-2024, which is consistent with the developer's anticipated timetable even though the different assumptions have been used.

C.400. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 29 dwellings on this site fall within part (b) of the definition of deliverable. Therefore this site is considered deliverable as: the site has outline planning permission, the Council expects to be in a position to approve the reserved matters planning application in spring 2021, the site is in the ownership of a developer (Bushmead Homes), the developer has advised that tenders are being reviewed in readiness for a start on site, and the developer anticipates that the first dwelling(s) will be completed in June 2022. There is clear evidence that housing completions will begin on site within five years.

**Land at 22 Linton Road, Balsham ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2830/15/OL | 36 dwellings | Outline | 5 November 2015 | - | 14 March 2017 |
| S/0255/17/OL | 36 dwellings | Outline | 10 April 2017 | - | 6 October 2017 |
| S/2729/18/RM | 36 dwellings | Reserved Matters | 17 July 2018 | - | 8 November 2018 |
| **Total** | **36 dwellings** | **-** | **-** | **-** | **-** |

C.401. The site has detailed planning permission for 36 dwellings. At March 2020, 2 dwellings had been completed and 34 dwellings had not been started. The housebuilder (Matthew Homes) is marketing the development as Pear Tree Gardens, with plots for sale. The housebuilder (Matthew Homes) has advised that a total of 10 dwellings had been completed by 31 December 2020 (see Response 89 in Appendix D). The housebuilder anticipates that the development will be completed in autumn 2021 (see Response 89 in Appendix D). The housebuilder has also advised that delivery of the development is being affected by the additional health and safety procedures (restricting the number of trades on site) as a result of the coronavirus pandemic and the adverse weather conditions (heavy rain) (see Response 89 in Appendix D).

C.402. The Council had recorded 2 dwellings as completed by 31 March 2020, which are included in the total of 10 dwellings completed by 31 December 2020 provided by the housebuilder. The Council has used the difference between these two figures as the number of completions for 1 April – 31 December 2020 so that together with the completions for 2019-2020, the total completions at 31 December 2020 on this site is the same for the Council and the developer (10 dwellings).

C.403. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 36 dwellings on this site 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.

**Monkfield Nutrition, High Street, Shingay-cum-Wendy ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2224/16/OL | 10 dwellings | Outline | 23 August 2016 | 11 January 2017 | 24 May 2017 |
| S/1877/19/RM | 10 dwellings | Reserved Matters | 28 May 2019 | - | 10 October 2019 |
| **Total** | **10 dwellings** | **-** | **-** | **-** | **-** |

C.404. The site has detailed planning permission for 10 dwellings, which was approved in October 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2020, no construction had started on site. The housebuilder (Patrick Ruddy Homes) has advised that demolition of the existing buildings has commenced (see Response 90 in Appendix D). The housebuilder has also advised that they have submitted all their discharge of conditions applications, but are still awaiting a decision on some (see Response 90 in Appendix D). The housebuilder anticipates that they will commence groundworks on the first plot in February 2021, that the first dwelling(s) will be completed in February 2022, and that the development will be completed in July 2022 (see Response 90 in Appendix D).

C.405. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 10 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Patrick Ruddy Homes), the housebuilder has advised that demolition has commenced on the existing buildings, the housebuilder anticipates that they will commence groundworks on the first plot in February 2021, and the housebuilder anticipates that the development will be completed in July 2022. There is no evidence that the site will not be delivered within five years.

**Hallmark Hotel, Bar Hill ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/0851/16/FL | 40 dwellings | Full | 24 March 2016 | - | 5 June 2017 |
| **Total** | **40 dwellings** | **-** | **-** | **-** | **-** |

C.406. The site has full planning permission for 40 dwellings and a children's play area. At March 2020, no construction had started on site, however a material start was made on site before June 2020 and therefore the planning permission remains extant. The developer (Sanctuary Group) has advised that they have submitted a number of applications for non-material amendments and discharge of conditions, but are awaiting a decision on them before full construction can commence (see Response 91 in Appendix D). The developer has confirmed that the development is now being taken forward as an affordable housing development (see Response 91 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in February 2021 and that the development will be completed in early 2023 (see Response 91 in Appendix D).

C.407. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 40 dwellings on this site fall with part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Sanctuary Group), and the developer anticipates that the development will be completed in early 2023. There is no evidence that the site will not be delivered within five years.

**Land off Rampton Road, Cottenham ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2413/17/OL | 199 | Outline | 10 July 2017 | - | 9 August 2017 |
| S/2549/19/RM | 199 | Reserved Matters | 24 July 2019 | 12 February 2020 | 18 February 2020 |
| S/2679/19/RM | 199 | Reserved Matters | 31 July 2019 | 12 February 2020 | 18 February 2020 |
| **Total** | **199 dwellings** | **-** | **-** | **-** | **-** |

C.408. The site has duplicate detailed planning permissions for 200 dwellings and demolition of 117 Rampton Road, informal public open space and children's play area, and surface water flood mitigation and attenuation. At March 2020, no construction had started on site. The housebuilder (Redrow Homes) is marketing the development as Cottenham Grove, with plots for sale. The housebuilder (Redrow Homes) has advised that construction has started on the first dwelling(s), that the first section of road is due to be tarmacked in February 2021, and that the existing dwelling will be demolished in summer 2021 (see Response 92 in Appendix D). The housebuilder anticipates that 2 dwellings will be completed by 31 March 2021, and that the development will be completed in 2025 (see Response 92 in Appendix D).

C.409. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 199 dwellings (net) on this site 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 east of Highfields Road, Caldecote ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2510/15/OL | 140 dwellings | Outline | 28 September 2015 | - | 5 July 2017 |
| S/4619/18/RM | 66 dwellings | Reserved matters | 6 December 2018 | 9 October 2019 | 14 November 2019 |
| **Total** | **66 dwellings** | **-** | **-** | **-** | **-** |

C.410. The site had 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; however this planning permission has lapsed. The site has detailed planning permission for 66 dwellings on phase 1. At March 2020, works had started on site but none of the dwellings were under construction. The housebuilder (Linden Homes, part of the Vistry Group) is marketing the development as All Angels Park, with plots for sale. The housebuilder (Linden Homes) has advised that construction started on the first dwelling(s) in September 2020 (see Response 93 in Appendix D). The housebuilder anticipates that the first dwelling will be completed and occupied in July 2021, and that phase 1 of the development will be completed in April 2023 (see Response 93 in Appendix D).

C.411. The housebuilder has advised that a full planning application for phase 2 of the development was submitted to the Council in November 2020, and is awaiting validation (see Response 93 in Appendix D). Although phase 2 of this development previously had outline planning permission, that outline planning permission has lapsed. For the purposes of the housing trajectory, until the new full planning application for phase 2 is granted, the Council is only relying on this site to provide 66 dwellings on phase 1.

C.412. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 66 dwellings on phase 1 of this site fall within part (a) of the definition of deliverable. Phase 1 is therefore considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Linden Homes), the housebuilder has advised that construction started on the first dwelling(s) in September 2020, and the

housebuilder anticipates that the first dwelling will be completed and occupied in July 2021. There is no evidence that Phase 1 of this development will not be delivered within five years.

**Land at Hurdleditch Road, Orwell ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/3190/15/OL | 49 dwellings | Outline | 17 December 2015 | - | 15 June 2017 |
| S/3870/18/RM | 49 dwellings | Reserved Matters | 10 October 2018 | - | 8 February 2019 |
| **Total** | **49 dwellings** | **-** | **-** | **-** | **-** |

C.413. The site has detailed planning permission for 49 dwellings and open space. At March 2020, 16 dwellings had been completed, 20 dwellings were under construction and 13 dwellings had not been started. The housebuilder (Croudace Homes) is marketing the development as Croft End, with plots for sale. The housebuilder (Croudace Homes) has advised that a total of 39 dwellings has been completed by 31 December 2020 and that a further 2 dwellings are anticipated to be completed by 31 March 2021 (see Response 94 in Appendix D). The housebuilder anticipates that the development will be completed in July 2021 (see Response 94 in Appendix D).

C.414. The Council had recorded 16 dwellings as completed by 31 March 2020, which are included in the total of 39 dwellings completed by 31 December 2020 provided by the housebuilder. The Council has used the difference between these two figures as the number of completions for 1 April – 31 December 2020 so that together with the completions for 2019-2020, the total completions at 31 December 2020 on this site is the same for the Council and the developer (39 dwellings).

C.415. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 49 dwellings on this site 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 130 Middlewatch, Swavesey ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/1605/16/OL | 69 dwellings | Outline | 17 June 2016 | - | 26 July 2017 |
| S/1896/19/RM | 69 dwellings | Reserved Matters | 28 May 2019 | - | 30 June 2020 |
| **Total** | **69 dwellings** | **-** | **-** | **-** | **-** |

C.416. The site has detailed planning permission for the demolition of an existing dwelling and erection of 70 dwellings, public open space, and children's play area, which was approved in June 2020. 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.

C.417. The developer (Bushmead Homes, part of BPHA) has advised that they have selected Vistry Partnerships Ltd as their contractor to deliver the development (see Response 95 in Appendix D). The developer anticipates that construction will start on site in Q1 2021-2022, alongside the demolition of the existing dwelling (see Response 95 in Appendix D). The developer has advised that applications to discharge the pre-commencement conditions will be submitted over the next couple of months to enable a start on site in Q1 2021-2022 (see Response 95 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in November 2021 and that the development will be completed in February 2023 (see Response 95 in Appendix D).

C.418. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 69 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Bushmead Homes) and a contractor has been selected to deliver the development, and the developer anticipates that construction of the first dwelling(s) will start on site in Q1 2021-2022. There is no evidence that the site will not be delivered within five years.

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

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2921/15/OL | 26 dwellings | Outline | 17 December 2015 | 02 August 2017 | 21 August 2017 |
| **Total** | **26 dwellings** | **-** | **-** | **-** | **-** |

C.419. 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). The Government has automatically extended to 1 May 2021 the time limit for submission of reserved matters planning applications for any outline planning permissions where the deadline would have expired between 23 March and 31 December 2020, and therefore as the deadline for the submission of a reserved matters application for this site would have been August 2020, this deadline has now been extended to 1 May 2021.

C.420. The agent (on behalf of Mr Wyn) has advised that a reserved matters application is about to be submitted to keep the planning permission 'alive' on this site (see Response 96 in Appendix D). The agent has advised that the landowners are hoping to sell the site to a developer who will then deliver the development (see Response 96 in Appendix D). It is therefore unclear exactly when the development will be started and completed. As there is uncertainty regarding the delivery of this development, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within either the five year period or the adopted plan period (2011-2031).

C.421. 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 although the site has outline planning permission, the Council does not have any clear evidence that housing completions will begin on site within five years.

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

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/1963/15/OL | 55 dwellings | Outline | 11 August 2015 | 2 August 2017 | 1 September 2017 |
| S/2073/19/OL | 55 dwellings | Outline | 13 June 2019 | - | - |
| S/2501/19/RM | 55 dwellings | Reserved Matters | 22 July 2019 | 13 November 2019 | 15 November 2019 |
| **Total** | **55 dwellings** | **-** | **-** | **-** | **-** |

C.422. The site has detailed planning permission for 55 dwellings with a landscape buffer, which was approved in November 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 2020, all 55 dwellings had not been started. Six discharge of conditions application were submitted in February 2021 and are being considered by the Council.

C.423. It is unclear exactly when the development will be started and completed as the housebuilder (Abbey Homes) has not provided a response. 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 reserved matters planning permission expires in November 2021. The Council has used its typical assumptions for the build out rate of this development. These typical assumptions anticipate a build out rate of an average of 38 dwellings a year over two years on a site of this size. The Council anticipates that this site will be completed in 2022-2024.

C.424. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 55 dwellings on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Abbey Developments), and the Council is considering six discharge of conditions applications. There is no evidence that the site will not be delivered within five years.

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

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/3077/16/OL | 16 dwellings | Outline | 16 November 2016 | 02 August 2017 | 24 October 2017 |
| 20/03151/REM | 16 dwellings | Reserved Matters | 20 July 2020 | - | - |
| **Total** | **16 dwellings** | | | | |

C.425. The site has outline planning permission for up to 16 dwellings, which was approved in October 2017. A reserved matters application for 16 dwellings was submitted in July 2020 and is being considered by the Council. The Council expects this reserved matters application to be considered by its planning committee in April 2021, with a recommendation for approval.

C.426. The housebuilder (Peter David Homes) is marketing the development as coming soon. The agent (on behalf of Peter David Homes) has advised that the development will be completed by the end of 2022 (see Response 98 in Appendix D). If the reserved matters planning application is approved in April 2021, the Councils' typical assumptions anticipate that the first dwellings would be under construction by April 2022, based on an average lead in time of a year from approval of a reserved matters application to the first dwellings being under construction. The Council's typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size. The Council anticipates that the development will be completed in 2022-2023, which is consistent with the housebuilder's anticipated timetable even though different assumptions have been used.

C.427. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 16 dwellings on this site 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 is being considered by the Council, the site is in the ownership of a housebuilder (Peter David Homes), and the agent has advised that the development will be completed by the end of 2022. There is clear evidence that housing completions will begin on site within five years.

**West of Grace Crescent, Hardwick ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/1694/16/OL | 98 dwellings | Outline | 04 July 2016 | 02 August 2017 | 18 October 2017 |
| S/4551/17/RM | 98 dwellings | Reserved Matters | 27 December 2017 | - | 11 May 2018 |
| **Total** | **98 dwellings** | **-** | **-** | **-** | **-** |

C.428. The site has detailed planning permission for 98 dwellings. At March 2020, 60 dwellings had been completed, 17 dwellings were under construction, and 21 dwellings had not been started. The housebuilder (Hill) is marketing the development as Meridian Fields, with plots for sale. The housebuilder has advised that a total of 45 dwellings had been completed by 31 December 2020 and that a further 31 dwellings are anticipated to be completed by 31 March 2021 (see Response 99 in Appendix D). The housebuilder anticipates that the development will be completed by August 2021 (see Response 99 in Appendix D).

C.429. The Council had recorded 60 dwellings as completed by 31 March 2020, which are included in the total of 76 dwellings anticipated to be completed by 31 March 2021 provided by the housebuilder. Compared to the information provided by the housebuilder (see Response 99 in Appendix D), the Council's monitoring looks to have overcounted the completions at 31 March 2020. A search of Council Tax records suggests that at 31 March 2020 only 14 dwellings on this development were recorded as completed for Council Tax purposes – this uses a different definition of a completed dwelling than that used by the Council for monitoring purposes, as set out in paragraph 12 (see Section 2 above). The Council has therefore recorded the difference between the housebuilders anticipated total completions at 31 March 2021 (76 dwellings) and the Council's monitoring figures at 31 March 2020 (60 dwellings) as the anticipated number of completions for 1 April 2020 – 31 March 2021 so that together with the completions for 2019-2020, the total anticipated completions at 31 March 2021 on this site is the same for the Council and the developer (76 dwellings). The Council will review its completions data for this site as part of the annual

development survey later in 2021, and amend the distribution of completions between 2019-2020 and 2020-2021 as appropriate. Any amendments to the distribution of completions will not affect the anticipated number of completions on this development at 1 April 2021, and therefore will not affect the five year supply calculations.

C.430. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 98 dwellings on this site 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.

**Rear of 18-28 Highfields Road, Highfields Caldecote ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2047/16/FL | 71 dwellings | Full | 08 August 2016 | 02 August 2017 | 14 September 2016 |
| **Total** | **71 dwellings** | | | | |

C.431. The site has full planning permission for 71 dwellings, open space, and a car park for school/community use. At March 2020, 66 dwellings had been completed and 5 dwellings had not been started. The remaining five dwellings are not being delivered by the housebuilder (CALA Homes) who has completed the majority of the development. The Council was previously advised that these plots had been retained by a private individual(s).

C.432. It is unclear exactly when these remaining 5 dwellings will be started and completed as the Council have been unable to identify the landowner(s) and therefore contact them or their agent(s). As there is uncertainty regarding the delivery of the remaining 5 dwellings on this development, the Council has taken a conservative approach to delivery on this site by making no allowance for any further dwellings on this site within either the five year period or the adopted plan period (2011-2031).

C.433. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) it is not considered that there is currently clear evidence that the remaining five dwellings on this site are

deliverable or developable as although the site has full planning permission, the Council has been unable to identify the landowner(s) to understand their anticipated delivery timetable for these remaining dwellings.

**Land at Teversham Road, Fulbourn ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/0202/17/OL | 110 dwellings | Outline | 23 January 2017 | 09 August 2017 | 26 October 2017 |
| S/3290/19/RM | 110 dwellings | Reserved Matters | 20 September 2019 | - | - |
| **Total** | **110 dwellings** | **-** | **-** | **-** | **-** |

C.434. The site has outline planning permission for up to 110 dwellings with public open space, which was approved in October 2017. 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. The reserved matters planning application was due to be considered by the Council's planning committee in January 2021, but was deferred to enable further consideration of issues raised by a third party at a late stage. The Council is working with the landowner to resolve these issues, however a revised date for consideration of the application by the Council's planning committee is not yet known.

C.435. The agent on behalf of the landowner (Castlefield International Ltd) has previously advised that the landowner will be the developer for this scheme. The agent has also indicated that they anticipate that construction of the first dwelling(s) will start on site in Q1 2022 and that the development will be completed in 2023-2024 (see Response 101 in Appendix D).

C.436. Although the Council is considering a reserved matters planning application, there are issues the Council is looking to resolve before the application can be taken back to the Council's planning committee. The Council has therefore 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 adopted plan period (2011-2031).

C.437. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site falls within part (b) of the definition of deliverable. This site is considered developable as: the site has outline planning permission, the Council is considering a reserved matters planning application, the site is in the ownership of a landowner who will be the developer for the scheme, and the agent anticipates that construction of the first dwelling(s) will start on site in Q1 2022. However, there are issues the Council is looking to resolve before the reserved matters planning application can be taken back to the Council's planning committee. 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 Bartlow Road, Castle Camps ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/0415/17/OL | 10 dwellings | Outline | 08 February 2017 | 02 August 2017 | 16 November 2017 |
| S/4299/17/RM | 10 dwellings | Reserved Matters | 06 December 2017 | - | 18 April 2018 |
| **Total** | **10 dwellings** | **-** | **-** | **-** | **-** |

C.438. 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. This timescale for development to have begun has been extended to 1 May 2021 by an Additional Environmental Approval (20/05205/AEA) granted in December 2020. At March 2020, all 10 dwellings had not been started. The housebuilder (Arbora Homes) is marketing the development.

C.439. The housebuilder (Arbora Homes) has advised that all pre-commencement conditions have been discharged and that construction started on site in September 2020 (see Response 102 in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in July 2021 and that the development will be completed in August 2021 (see Response 102 in Appendix D).

C.440. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 10 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Arbora Homes), and the housebuilder has advised that construction started on site in September 2020. There is no evidence that the site will not be delivered within five years.

**Lion Works, Station Road West, Whittlesford Bridge ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/0746/15/OL | 59 dwellings | Outline | 26 May 2015 | 02 August 2017 | 14 August 2018 |
| **Total** | **59 dwellings** | **-** | **-** | **-** | **-** |

C.441. The site has outline planning permission for residential development, 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. The outline planning permission does not restrict the number of dwellings that could be considered through a reserved matters application, but the plans submitted as part of the outline planning application show the demolition of the existing dwelling and 60 new dwellings.

C.442. The agent (on behalf of Whittlesford Parkway LLP) has advised that pre-application discussions are taking place, that a design review workshop was held in February 2021, and that the landowners are awaiting formal feedback before submitting a new reserved matters application (see Response 103 in Appendix D). The agent anticipates that the new reserved matters application will be submitted by May 2021 (see Response 103 in Appendix D). The agent has indicated that the new reserved matters application will be for 80-85 dwellings (see Response 103 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q1 2022, that the first dwellings will be completed in Q4 2022 / Q1 2023, and that the development will be completed in Q1 2024 (see Response 103 in Appendix D).

C.443. Although pre-application discussions are taking place, and a design review workshop has been held, there are still issues to be resolved regarding the

development of this site including its design and the number of dwellings. Also, given the previous use(s) on this site, there are contamination issues that will require remediation works to be undertaken before any construction works can start on site. The Council has therefore 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 adopted plan period (2011-2031).

C.444. The principle of residential development on this site has been agreed through the outline planning permission. The outline planning permission does not identify a number of dwellings, but the plans submitted as part of the planning application show the demolition of the existing dwelling and 60 new dwellings. The agent has indicated that the new reserved matters application will be for 80-85 dwellings. For the purposes of the housing trajectory, until a reserved matters planning application is submitted and approved, the Council is only relying on this site to provide 59 dwellings (net).

C.445. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site falls within part (b) of the definition of deliverable. This site is considered developable as: the site has outline planning permission, pre-application discussions are taking place, and the agent has advised that a new reserved matters application will be submitted in May 2021. However, there are contamination issues that will require remediation works to be undertaken before any construction works can start on site. 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.

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

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/3064/16/OL | 153 dwellings | Outline | 29 November 2016 | 02 August 2017 | 14 August 2018 |
| 20/02728/REM | 153 dwellings | Reserved Matters | 17 June 2020 | - | 16 December 2020 |
| **Total** | **153 dwellings** | **-** | **-** | **-** | **-** |

C.446. The site has detailed planning permission for 155 dwellings following demolition of two existing dwellings, with areas of landscaping and public open space, which was approved in December 2020. The development is being brought forward through a partnership between Latimer (Clarion Housing's development arm) and Hill.

C.447. The Council approved a discharge of conditions application (S/3064/16/CONDE) for the construction programme in December 2020. At that time, the construction programme anticipated that the show home would be completed in October 2021, that the first dwellings would be completed in May 2022, and that the development would be completed in February 2024.

C.448. The developer (Latimer Hill LLP) has advised that the two existing bungalows have been demolished, and that construction started on the first new dwelling(s) in February 2021 (see Response 104 in Appendix D). The developer anticipates that the show homes will be completed for October 2021 and that the development will be completed in August 2024 (see Response 104 in Appendix D). The developer has advised that the coronavirus pandemic and awaiting confirmation on Government led schemes are factors that may affect the delivery of the development (see Response 104 in Appendix D).

C.449. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 153 dwellings (net) on this site 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 at Oakington Road, Cottenham ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/1606/16/OL | 121 dwellings | Outline | 20 June 2016 | 9 August 2017 | 14 December 2017 |
| S/2281/18/RM | 121 dwellings | Reserved matters | 13 June 2018 | 16 January 2019 | 25 January 2019 |
| **Total** | **121 dwellings** | **-** | **-** | **-** | **-** |

C.450. The site has detailed planning permission for 121 dwellings and open space. At March 2020, 7 dwellings had been completed, 23 dwellings were under construction and 91 dwellings had not been started. The housebuilder (Charles Church, part of the Persimmon Homes group) is marketing the development as Redland Grange, with plots for sale. The housebuilder (Persimmon Homes) has advised that a total of 43 dwellings had been completed by 31 December 2020 and that a further 12 dwellings are anticipated to be completed by 31 March 2021 (see Response 105 in Appendix D). The housebuilder anticipates that the development will be completed in June 2022 (see Response 105 in Appendix D).

C.451. The Council had recorded 7 dwellings as completed by 31 March 2020, which are included in the total of 43 dwellings completed by 31 December 2020 provided by the housebuilder. The Council has used the difference between these two figures as the number of completions for 1 April – 31 December 2020 so that together with the completions for 2019-2020, the total completions at 31 December 2020 on this site is the same for the Council and the developer (43 dwellings).

C.452. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 121 dwellings on this site 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.

**Rear of 79 High Street, Meldreth ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/1124/17/OL | 18 dwellings | Outline | 24 March 2017 | 09 August 2017 | 2 February 2018 |
| S/0067/20/RM | 18 dwellings | Reserved Matters | 13 January 2020 | - | 17 July 2020 |
| **Total** | **18 dwellings** | **-** | **-** | **-** | **-** |

C.453. The site has detailed planning permission for 18 dwellings, which was approved in July 2020. All pre-commencement conditions have been discharged. An application for the discharge of some conditions is being considered by the Council. The developer (Enterprise Property Group) is advertising the development on their website, and offering the ability to register an interest.

C.454. It is unclear exactly when the development will be started and completed as the developer has not provided a response. The Councils' typical assumptions anticipate that the first dwellings would be under construction by July 2021, based on an average lead in time of a year from reserved matters approval to the first dwellings being under construction. The Council's typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size, with a peak of up to 39 dwellings a year. The Council anticipates that this site will be completed in 2022-2023.

C.455. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 18 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has reserved matters planning permission, the site is in the ownership of a developer (Enterprise Property Group Ltd), and the Councils' typical assumptions anticipate that the development will be completed within five years. There is no evidence that the site will not be delivered within five years.

**Land at Belsar Farm, Willingham ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/3145/16/FL | 25 dwellings | Full | 18 November 2016 | 6 September 2017 | 24 April 2018 |
| **Total** | **25 dwellings** | **-** | **-** | **-** | **-** |

C.456. 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 2020, all 25 dwellings had not been started.

C.457. The site was previously owned by This Land and has recently been acquired by Accent Homemade Limited. The Council is considering a variation of conditions application (21/00146/S73) that was submitted in January 2021 that seeks amendments to the design of the development to suit the requirements of Accent Homemade Limited, improve the amenity for future residents, and improve the buildability of the scheme.

C.458. The agent (on behalf of Accent Homemade Limited) has advised that the developer wishes to commence works as soon as possible, but that this is being determined by the pending variation of conditions application and this is a threat to delivery given the approaching expiry date (see Response 107 in Appendix D). The recent variation of conditions application shows that the developer is looking to make a material start on site ahead of the planning permission lapsing in April 2021. The Council has therefore used its typical assumptions to anticipate the build out rate for this site. These typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size. The Council therefore anticipates that this site will be completed in 2021-2023.

C.459. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 25 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Accent Homemade Limited), the developer is seeking a variation to the approved plans to suit their requirements and improve the buildability of the scheme, and the agent has advised that the developer wishes to commence works as soon as possible. There is no evidence that the site will not be delivered within five years.

**Land adjacent Longstanton Road, Over ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/2383/17/FL | 26 dwellings | Full | 14 July 2017 | 04 October 2017 | 25 January 2018 |
| **Total** | **26 dwellings** | **-** | **-** | **-** | **-** |

C.460. 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 2020, all 26 dwellings had not been started.

C.461. The developer (Bushmead Homes, part of BPHA) has advised that they have selected Vistry Partnerships Ltd as their contractor to deliver the development and that works have commenced on site (see Response 108 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in May 2022

and that the development will be completed in November 2022 (see Response 108 in Appendix D).

C.462. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 26 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Bushmead Homes) and a contractor has been selected to deliver the development, and the developer anticipates that the first dwelling(s) will be completed in May 2022. There is no evidence that the site will not be delivered within five years.

**Land at Meldreth Road, Shepreth ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/3052/16/FL | 25 dwellings | Full | 15 November 2016 | 1 November 2017 | 30 August 2018 |
| **Total** | **25 dwellings** | **-** | **-** | **-** | **-** |

C.463. The site has full planning permission for 25 dwellings and landscaping, which was approved in August 2018. At March 2020, all 25 dwellings had not been started. A certificate of lawful use or development (20/02116/CL2PD) was approved in October 2020 which confirms that a material start was made by 30 August 2020 in the form of the construction of the access road, and therefore the planning permission will not lapse.

C.464. The developer (This Land) has advised that they are in the process of disposing of the site (see Response 109 in Appendix D). It is unclear exactly when the development will be started and completed as the Council have not been able to identify the new landowner and therefore contact them or their agent. In September 2020, the Council approved a revised discharge of condition application (S/3052/16/CONDB) for This Land relating to the build programme for this development, which sets out that excavation of the foundations for the first plots would be undertaken in January 2021 and that the first dwellings would be completed in July 2021. The build programme anticipates that the development would be completed in October 2021. As This Land is in the process of disposing of the site, it is likely that this build programme will be

reviewed and amended by the new landowner, and therefore a new discharge of conditions application will need to be submitted and approved.

C.465. As a material start has been made, the planning permission will not lapse, and therefore the new landowner is not time limited to start construction. However, there is also no evidence that the new landowner will not deliver this development within the next five years. The Council's typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size. The Council therefore anticipates that this site will be completed in 2022-2024.

C.466. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 25 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and a material start has been made to prevent the planning permission from lapsing. There is no evidence that the site will not be delivered within five years.

**Land off Grafton Drive, Caldecote ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/2764/16/OL | 58 dwellings | Outline | 19 October 2016 | - | 20 December 2017 |
| S/3835/19/RM | 58 dwellings | Reserved Matters | 8 November 2019 | 8 July 2020 | 20 July 2020 |
| **Total** | **58 dwellings** | **-** | **-** | **-** | **-** |

C.467. The site has detailed planning permission for 58 dwellings with public open space, which was approved in July 2020. 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 housebuilder (Balfour Beatty Homes) is advertising the development as The Woodlands, and their website states that its coming soon.

C.468. The housebuilder (Balfour Beatty Homes) has advised that construction started on site in October 2020 (see Response 110 in Appendix D). The housebuilder anticipates that the show home will be ready in March 2021, that the first

dwelling(s) will be completed in April 2021, and that the development will be completed in June 2023 (see Response 110 in Appendix D). The housebuilder has advised that the delivery of the development may be impacted by the supply of materials – roof tiles are in short supply due to the stop/start nature of construction caused by the lockdowns as a result of the coronavirus pandemic and the impact of Brexit (see Response 110 in Appendix D).

C.469. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 58 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Balfour Beatty Homes), the housebuilder has advised that construction started on site in October 2020, and the housebuilder anticipates that the first dwelling(s) will be completed in April 2021. There is no evidence that the site will not be delivered within five years.

**65 Pettitts Lane, Dry Drayton ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/4554/17/OL | 10 dwellings | Outline | 22 December 2017 | - | 23 March 2018 |
| S/3447/18/RM | 10 dwellings | Reserved Matters | 05 October 2018 | - | 15 February 2019 |
| Total | 10 dwellings | - | - | - | - |

C.470. The site has detailed planning permission for 10 dwellings, which was approved in February 2019. At March 2020, all 10 dwellings were under construction. The developer (Dean & Dean Construction Ltd) has advised that the development is under construction and that 6 dwellings will be completed by 31 March 2021 (see Response 111 in Appendix D). The developer anticipates that the development will be completed in April 2021 (see Response 111 in Appendix D).

C.471. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 10 dwellings on this site 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.

**Horseheath Road, Linton ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2553/16/OL | 42 dwellings | Outline | 29 August 2016 | - | 14 March 2018 |
| S/4418/19/RM | 42 dwellings | Reserved Matters | 18 December 2019 | 25 June 2020 | 2 July 2020 |
| **Total** | **42 dwellings** | | | | |

C.472. The site has detailed planning permission for 42 dwellings and allotments, which was approved in July 2020. 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 housebuilder (Croudace Homes) is marketing the development as The Pastures, and their website gives an anticipated launch date of spring 2021.

C.473. The housebuilder (Croudace Homes) has advised that construction works were underway until a stop notice was issued to the site in February 2021, and therefore all works have stopped (see Response 112 in Appendix D). The housebuilder has advised that applications to discharge all of the pre-commencement conditions have been submitted (see Response 112 in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in September 2021 and that the development will be completed in summer / autumn 2022 (see Response 112 in Appendix D).

C.474. The housebuilder (Croudace Homes) has commenced development on this site ahead of all the pre-commencement conditions having been discharged, and therefore the Council has served a temporary stop notice. The Council is working with the housebuilder to resolve the issues to enable delivery of this development. As the housebuilder has made a start on site, they will be ready to recommence once the planning condition breach has been resolved.

C.475. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 42 dwellings on this site fall within part (a) of

the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Croudace Homes), and the housebuilder has commenced development on the site. There is no evidence that the site will not be delivered within five years, as although the housebuilder has breached the conditions on their planning permission the Council is working with the housebuilder to resolve the issues.

**Land off Fen End, Over ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2577/17/FL | 20 dwellings | Full | 31 July 2017 | - | 1 March 2018 |
| **Total** | **20 dwellings** | **-** | **-** | **-** | **-** |

C.476. 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. At March 2020, all 20 dwellings had not been started. The developer (Granary Developments) has advised that works have started on site (see Response 113 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in May 2021, that the first dwelling(s) will be completed in January 2022, and that the development will be completed in December 2023 (see Response 113 in Appendix D).

C.477. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 20 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Granary Developments), the developer has advised that works have started on site, and the developer anticipates that construction will start on the first dwelling(s) in May 2021. There is no evidence that the site will not be delivered within five years.

**Land between 66-68 Common Lane, Sawston ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2286/16/OL | 10 dwellings | Outline | 2 September 2016 | - | 16 March 2018 |
| S/4787/18/RM | 10 dwellings | Reserved Matters | 18 December 2018 | - | 24 September 2019 |
| Total | 10 dwellings | - | - | - | - |

C.478. The site has detailed planning permission for 10 dwellings and landscaping, which was approved in September 2019. A condition on the reserved matters planning permission requires that the development begins within two years from the date of the permission. At March 2020, no construction had started on site.

C.479. It is unclear exactly when the development will be started and completed as the Council has been unable to identify the landowner (following the sale of the site) and therefore contact them or their agent. Although the site has been sold, the Council considers that there is no impediment to the delivery of new homes on this site within the next five years. The Council has taken a conservative approach to delivery on this site and assumed that this development will start on site just before the reserved matters planning permission expires in September 2021. The Council has used its typical assumptions for the build out rate of this development. These typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size. The Council anticipates that this site will be completed in 2022-2023.

C.480. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 10 dwellings on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, and the Councils' typical assumptions anticipate that the development will be completed within five years. There is no evidence that the site will not be delivered within five years.

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

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/1027/16/OL | 99 dwellings | Outline | 19 April 2016 | - | 21 December 2017 |
| S/2315/18/RM | 99 dwellings | Reserved Matters | 18 June 2018 | - | 12 December 2018 |
| **Total** | **99 dwellings** | **-** | **-** | **-** | **-** |

C.481. The site has detailed planning permission for 99 dwellings, open space, play space and a pumping station. At March 2020, 8 dwellings had been completed, 32 dwellings were under construction and 59 dwellings had not been started. The housebuilder (Bloor Homes) are marketing the development, with plots for sale.

C.482. It is unclear exactly how many dwellings are anticipated to be completed by 31 March 2021 and when the development will be completed as the housebuilder (Bloor Homes) has not provided a response. The Council has therefore estimated the number of dwellings that will be completed by 31 March 2021 based on Council Tax records and the dwellings showing on the Council's current version of Ordnance Survey mastermap. It is estimated that a total of 46 dwellings (including the 3 show homes) are completed at February 2021, and therefore the Council has used the difference between this estimate (46 dwellings) and the completions recorded at 31 March 2020 (8 dwellings) as the anticipated completions for 2020-2021. The Council has also used its typical assumptions to anticipate the build out rate for this site for 1 April 2021 onwards. These typical assumptions anticipate a build out rate of an average of 38 dwellings a year over two years on a site of this size. The Council therefore anticipates that this site will be completed in 2021-2023.

C.483. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 99 dwellings on this site 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.

**Sheen Farm, Royston Road, Litlington ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2927/17/FL | 21 dwellings | Full | 23 August 2017 | 07 February 2018 | 18 April 2018 |
| **Total** | **21 dwellings** | **-** | **-** | **-** | **-** |

C.484. 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 2020, no construction had started on site. All the pre-commencement conditions have been discharged.

C.485. The site was previously owned by This Land and has recently been acquired by Accent Homemade Limited. In January 2021, the Council approved a non-material amendment application (S/2927/17/NMA1) seeking revisions to the wording of the conditions on the decision notice for the original full planning permission to allow the demolition of the existing dwelling to take place ahead of the discharge of specific conditions. The Council is also considering a variation of conditions application (21/00145/S73) that was submitted in January 2021 seeking amendments to the design of the development to suit the requirements of Accent Homemade Limited, improve the amenity for future residents, and improve the buildability of the scheme.

C.486. The agent (on behalf of Accent Homemade Limited) has advised that the developer wishes to commence works as soon as possible, but that this is being determined by the pending variation of conditions application and this is a threat to delivery given the approaching expiry date (see Response 116 in Appendix D). The recent non-material amendment and variation of conditions applications show that the new developer is looking to make a material start on site ahead of the planning permission lapsing in April 2021. The Council has therefore used its typical assumptions to anticipate the build out rate for this site. These typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size. The Council therefore anticipates that this site will be completed in 2021-2023.

C.487. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 21 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Accent Homemade Limited), the developer is seeking a variation to the approved plans to suit their requirements and improve the buildability of the scheme, a non-material amendment has been approved to enable the demolition of the existing dwelling ahead of the discharge of specific conditions, and the agent has advised that the developer wishes to commence works as soon as possible. There is no evidence that the site will not be delivered within five years.

**Land north of Linton Road, Great Abington ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/3564/17/OL | 13 dwellings | Outline | 6 October 2017 | 7 March 2018 | 26 April 2018 |
| S/1478/19/RM | 13 dwellings | Reserved Matters | 18 April 2019 | - | 4 September 2019 |
| 20/02005/FUL | additional 2 dwellings | Full | 30 June 2020 | - | 21 October 2020 |
| **Total** | **15 dwellings** | **-** | **-** | **-** | **-** |

C.488. The site has detailed planning permission for 15 dwellings. At March 2020, no construction had started on site. The site is being marketed by Laragh Homes as Emerson Park. The housebuilder (Laragh Homes) has advised that construction has started on site and the housebuilder anticipates that the first dwelling(s) will be completed in late spring / early summer 2021 (see Response 117 in Appendix D). The housebuilder anticipates that the development will be completed in October 2021 (see Response 117 in Appendix D).

C.489. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 15 dwellings on this site 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 north east of Rampton Road, Cottenham ***

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/2876/16/OL & S/2876/16/NMA1 | 154 dwellings | Outline | 21 October 2016 | 31 August 2017 | 10 May 2018 |
| **Total** | **154 dwellings** | **-** | **-** | **-** | **-** |

C.490. The site has outline planning permission for up to 154 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s). The Government has automatically extended to 1 May 2021 the time limit for submission of reserved matters planning applications for any outline planning permissions where the deadline would have expired between 23 March and 31 December 2020, and therefore as the deadline for the submission of a reserved matters application for this site would have been May 2020, this deadline has now been extended to 1 May 2021.

C.491. A reserved matters planning application for this development was refused in October 2020. The landowner (This Land) has advised that they are in the process of disposing of this asset to a third party (see Response 118 in Appendix D). A housebuilder is in the process of purchasing the site and has started pre-application discussions with the Council for a new reserved matters planning application. The housebuilder has advised that a new reserved matters planning application will be submitted in April 2021 (see Response 118 in Appendix D). The housebuilder has advised that 140 dwellings are currently being proposed (see Response 118 in Appendix D). The housebuilder anticipates that, if planning permission is approved, construction will start on site in April 2022, that the first dwelling(s) will be completed in October 2022, and that the development will be completed in April 2026 (see Response 118 in Appendix D).

C.492. The Council is working with the housebuilder through the pre-application discussions to agree a suitable proposed scheme for this site ahead of the housebuilder submitting the new reserved matters in April 2021 before the outline planning permission lapses. The Council has considered the housebuilder's anticipated timetable for the delivery of this site against its typical assumptions. If the reserved matters planning application is submitted in April 2021, the Councils' typical assumptions anticipate that the first dwellings would

be under construction by October 2022, based on an average lead in time of 18 months from a reserved matters application being submitted to the first dwellings being under construction. The Council's typical assumptions anticipate a build out rate of an average of 60 dwellings a year over three years on a site of this size. The Council anticipates the development will be completed in 2022-2026, which is consistent with the housebuilder's anticipated timetable even though different assumptions have been used.

C.493. The housebuilder has advised that only 140 dwellings are now being considered for this site in the pre-application discussions relating to the reserved matters planning application (see Response 118 in Appendix D). Taking account of the information provided by the housebuilder, the housing trajectory only assumes that 140 dwellings will be delivered on this site.

C.494. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 154 dwellings on this site fall within part (b) of the definition of deliverable. Therefore this site is considered deliverable as: the site has outline planning permission, the Council is working with the housebuilder through pre-application discussions to agree a suitable proposed scheme for this site ahead of the housebuilder submitting the new reserved matters in April 2021, the site is in the process of being sold to a housebuilder, and the housebuilder anticipates that construction will start on the first dwelling(s) in April 2022. There is clear evidence that housing completions will begin on site within five years.

**Rear of 46-56 The Moor, Melbourn ***

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/1032/17/FL | 23 dwellings | Full | 05 April 2017 | 10 January 2018 | 14 August 2018 |
| **Total** | **23 dwellings** | **-** | **-** | **-** | **-** |

C.495. The site has full planning permission for 23 dwellings and open space, which was approved in August 2018. At March 2020, all 23 dwellings had not been started. The housebuilder (Stonebond Properties) is marketing the development as Orchard Gardens, with plots for sale. The housebuilder (Stonebond Properties) has advised that construction has started on site and that foundations have been started (see Response 119 in Appendix D). The

housebuilder anticipates that the show homes will be open in May 2021, that the first occupation will be in August / September 2021, and that the development will be completed at the end of 2022 / beginning of 2023 (see Response 119 in Appendix D). The housebuilder has advised that the delivery of the development could be affected by the trade deal as that may impact on the cost and supply of materials and the coronavirus pandemic which has been causing delays (see Response 119 in Appendix D).

C.496. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 23 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a housebuilder (Stonebond Properties), the housebuilder has advised that construction has started on site, and the housebuilder anticipates that the show home will be open in May 2021. There is no evidence that the site will not be delivered within five years.

**39 Pepys Way, Girton**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/2872/17/FL | 11 dwellings | Full | 31 October 2017 | - | 15 June 2018 |
| S/1590/18/FL | 8 dwellings | Full | 24 April 2018 | | 27 November 2018 |
| **Total** | **8 dwellings** | **-** | **-** | **-** | **-** |

C.497. The site has full planning permission for the demolition of the existing dwelling and erection of 9 dwellings. At March 2020, the existing dwelling had been demolished, 4 new dwellings were under construction and 5 new dwellings had not been started. The housebuilder (David Reed Homes) is marketing the development. The housebuilder (David Reed Homes) has advised that no dwellings had been completed by 31 December 2020 but that 4 dwellings are anticipated to be completed by 31 March 2021 (see Response 120 in Appendix D). The housebuilder anticipates that the development will be completed by July 2021 (see Response 120 in Appendix D).

C.498. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 8 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full 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**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/0796/18/FL | 49 dwellings | Full | 5 March 2018 | - | 14 January 2019 |
| S/1685/19/FL | 54 dwellings | Full | 16 May 2019 | - | 11 September 2019 |
| **Total** | **54 dwellings** | **-** | **-** | **-** | **-** |

C.499. The site has full planning permission for 54 retirement apartments, retail, financial and professional services uses, communal facilities, and landscaping. At March 2020, all 54 dwellings were under construction. The housebuilder (McCarthy and Stone Retirement Lifestyles) is advertising the development as Uplands Place. At February 2021, the development is still under construction – the building is currently wrapped in scaffolding and does not have any windows or external finishes. The Council has assumed that the development will be completed in 2021-2022.

C.500. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 54 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has full planning permission and is under construction. 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**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/3865/17/FL | 16 dwellings | Full | 2 November 2017 | 16 August 2018 | 13 May 2019 |
| **Total** | **16 dwellings** | **-** | **-** | **-** | **-** |

C.501. The site has full planning permission for the demolition of existing buildings and erection of 16 dwellings and a convenience store. At March 2020, the existing buildings had been demolished however all 16 new dwellings had not been started.

C.502. The agent (on behalf of Cambridge and County Developments) anticipates that construction will start on the new dwellings in Q3 2021, that the first dwellings will be completed in 2022, and that the development will be completed in 2023 (see Response 122 in Appendix D).

C.503. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 16 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge and County Developments), and the agent has advised that works will start on the first dwellings in Q3 2021. There is no evidence that the site will not be delivered within five years.

**Former GoCold Building, Station Yard, High Street, Meldreth**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/1502/17/FL | 22 dwellings | Full | 16 February 2018 | - | 19 December 2019 |
| **Total** | **22 dwelling** | **-** | **-** | **-** | **-** |

C.504. The site has full planning permission for 22 dwellings. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2020, no construction had started on site.

C.505. The agent (on behalf of Station Yard Meldreth Limited) has advised that there has currently been no progress towards delivery of this site, including on discharging the pre-commencement conditions, as the landowners are waiting for a decision relating to a proposal for the adjacent building (S/3696/19/FL) (see Response 123 in Appendix D). However, the agent anticipates that construction of the first dwelling(s) will start on site in January 2022, that the first dwelling(s) will be completed at the end of 2022, and that the development will be completed in 2024 (see Response 123 in Appendix D).

C.506. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 22 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and the agent anticipates that construction of the first dwelling(s) will start in January 2022. There is no evidence that the site will not be delivered within five years.

**Wellcome Genome Campus, Hinxton**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/4329/18/OL | 1,500 dwellings | Outline | 7 December 2018 | 24 October 2019 | 18 December 2020 |
| **Total** | **1,500 dwellings** | **-** | **-** | **-** | **-** |

C.507. The site has outline planning permission for a phased mixed use development comprising of: up to 150,000 square metres of flexible employment uses (falling within Use Classes B1, B2 and B8); up to 1,500 residential dwellings (including Houses in Multiple Occupation); supporting community uses and social infrastructure including a nursery, conference facility and associated hotel, retail uses including shops, restaurants and cafes, and bars; and leisure uses, which was approved in December 2020. Conditions on the planning permission allow the landowner three years for the submission of the first reserved matters

planning application and up to twenty years for the submission of all reserved matters planning applications.

C.508. Officers are in active discussions with the landowner to establish a programme of development and agree a Planning Performance Agreement for delivery. The landowner (Wellcome Trust) has advised that they are tendering for the production of site wide strategies required to allow the construction and occupation of the first R&D buildings and are commencing detailed design work for the reserved matters applications for infrastructure and phase 1 (including 350 dwellings) (see Response 124 in Appendix D). The landowner anticipates that the reserved matters application for infrastructure will be submitted by the end of 2021 and that this infrastructure will be delivered in 2022-2023 (see Response 124 in Appendix D). The landowner anticipates that the reserved matters planning application(s) for residential development will be submitted in 2022, that construction will start on the first dwelling(s) in 2023, and that the first dwelling(s) will be completed in 2024 (see Response 124 in Appendix D). The landowner anticipates that all 350 dwellings in phase 1 will be delivered in 2024-2025 and that the remainder of the development will be built out at 200 dwellings per year (see Response 124 in Appendix D). The landowner has advised that the higher first year of anticipated completions is due to one of the existing research institutes on campus having an immediate requirement for 150 homes in order to match the offer they can make to staff on their sister campus in Germany, and therefore the anticipated completions for 2024-2025 consists of these 150 dwellings plus the 200 dwellings a year (see Response 124 in Appendix D).

C.509. The up to 1,500 homes permitted on this development are specifically for existing and future Campus workers, to enable retention of staff and provide a competitive offer for future employees. The Council therefore considers that the build out rates for this development will be different to other sites, as the dwellings are not being sold or let based on general housing needs.

C.510. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019), the 1,500 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as: the site has outline planning permission, the landowner is providing homes specifically for its workers, the landowner anticipates that the reserved matters application for infrastructure will be submitted by the end of 2021 and that this infrastructure will be delivered in 2022-2023, and the landowner anticipates that the reserved matters planning application(s) for residential development will be submitted in 2022 and that construction will start on the first dwelling(s) in 2023. There is clear evidence that housing completions will begin on site within five years.

**26 South End, Bassingbourn**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/0331/15/FL | 9 dwellings | Full | 17 February 2015 | - | 12 September 2017 |
| **Total** | **9 dwellings** | **-** | **-** | **-** | **-** |

C.511. The site has full planning permission for demolition of the existing dwelling and erection of 10 dwellings. At March 2020, the existing dwelling had been demolished, one new dwelling had been completed, and 9 new dwellings had not been started. The developer (Wood Oak Ltd) has advised that they will deliver an average of one dwelling per year with the next dwelling to be delivered in mid 2022 (see Response 125 in Appendix D).

C.512. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable and developable as: the site has full planning permission, the site is in the ownership of a developer (Wood Oak Ltd), the existing dwelling has been demolished and the first new dwelling has been completed, and the developer has advised that they will deliver an average of one dwelling a year. There is no evidence that the site will not continue to be delivered over the next five years.

**20 Cambridge Road, Linton**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/0163/18/FL | 14 dwellings | Full | 10 January 2018 | - | 28 January 2020 |
| **Total** | **14 dwellings** | **-** | **-** | **-** | **-** |

C.513. The site has full planning permission for demolition of the existing sales/workshop building on site and erection of 14 dwellings. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2020, no construction had started on site. At December 2020, no construction had started on site.

C.514. It is unclear exactly when this development will be started and completed as the developer (Trafalgar Homes) has not provided a response. There are pre-commencement conditions that will need to be discharged before construction can start on site. 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 2021, based on an average lead-in time of a year from a full planning application being approved to first dwellings being under construction. However, as no construction had started on site in December 2020, 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 full planning permission expires in January 2023. The Council anticipates that this site will be completed in 2023-2024.

C.515. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Trafalgar Homes), and the Councils' typical assumptions anticipate that the development will be completed within five years. There is no evidence that the site will not be delivered within five years.

**16-22 High Street & 1-4 Michael's Close, Girton**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/4302/19/FL | 9 dwellings | Full | 10 December 2019 | 10 June 2020 | 16 October 2020 |
| **Total** | **9 dwellings** | **-** | **-** | **-** | **-** |

C.516. The site has full planning permission for 15 dwellings and a small office building following the demolition of 6 existing dwellings and an office, which was approved in October 2020. 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 Girton Town Charity) has advised that five of the six existing dwellings have been demolished and that it is anticipated that the remaining existing dwelling will be demolished in 2021-2022 (see Response 127 in Appendix D). The agent has advised that a minor amendment application relating to design issues has been submitted and that they are working through the process of discharging the pre-commencement conditions (see Response 127 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q2 2021 and that the development will be completed in September 2022 (see Response 127 in Appendix D).

C.517. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 9 dwellings (net) on the site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is providing dwellings for Girton Town Charity, the agent has advised that five out of six existing dwellings have been demolished, and the agent anticipates that construction will start on the first dwelling(s) in Q2 2021. There is no evidence that the site will not be delivered within five years.

**Land at Potton End, Eltisley**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/3182/19/FL | 12 dwellings | Full | 11 September 2019 | - | 9 December 2020 |
| **Total** | **12 dwellings** | **-** | **-** | **-** | **-** |

C.518. The site has full planning permission for a rural exception site for affordable housing (consisting of 9 affordable dwellings and 3 market dwellings), which was approved in December 2020. A condition on the planning permission requires that the development begins within three years from the date of the permission. The registered provider (Hastoe Housing Association) has advised that they have tendered for a contractor to build the 9 affordable dwellings (see Response 128 in Appendix D). The registered provider anticipates that the pre-commencement conditions will be discharged to allow construction of the first affordable dwelling(s) to start on site in August 2021 (see Response 128 in

Appendix D). The registered provider anticipates that the affordable dwellings will be completed in August 2022 (see Response 128 in Appendix D).

C.519. It is unclear when the 3 market dwellings will be started and completed as the landowner has not provided a response; however the registered provider believes that the landowner intends to deliver the 3 market dwellings at a similar time to the affordable dwellings (see Response 128 in Appendix D).

C.520. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 12 dwellings on the site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is a rural exception site for affordable housing (with a small number of market dwellings), and the registered provider anticipates that construction will start on the first dwelling(s) in August 2021. There is no evidence that the site will not be delivered within five years.

**The Meadows Community Centre, St Catharines Road, Cambridge**

C.521. The commentary on this site is provided in paragraphs C.359 - C.361 above.

**Former Waste Water Treatment Facility, Cambridge Road, Hauxton**

| **Planning Permission** | **Proposal** | **Type of Planning Application** | **Date Planning Application Submitted** | **Date of Resolution to Grant Planning Permission** | **Date Planning Permission Granted or Allowed on Appeal** |
|---|---|---|---|---|---|
| S/2184/16/OL | 32 dwellings | Outline | 26 August 2016 | 4 April 2018 | 29 January 2021 |
| **Total** | **32 dwellings** | **-** | **-** | **-** | **-** |

C.522. The site has outline planning permission for the demolition of existing structures, remediation of the site, and erection of up to 32 dwellings and open space, which was approved in January 2021. 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 January 2024.

C.523. The landowner (Bridgemere Group) has advised that the heavily contaminated land requires remediation and that this will be carried out before a reserved matters planning application is submitted (see Response 129 in Appendix D). The landowner anticipates that construction could start on the first dwelling(s) in

2023-2024 and that the development will be completed in 2032 (see Response 129 in Appendix D). The landowner anticipates that 4 dwellings will be completed each year (see Response 129 in Appendix D).

C.524. Given the previous use(s) on this site, there are contamination issues that will require remediation works to be undertaken before any construction works can start on site, and therefore the Council has taken a conservative approach to delivery on this site. No allowance has been made for housing on this site within the five year period; however it is still anticipated that the development will come forward within the adopted plan period (2011-2031).

C.525. 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, and the landowner anticipates that construction could start on site in 2023-2024. However, there are contamination issues that will require remediation works to be undertaken before any construction works can start on site. 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 in South Cambridgeshire**

C.526. At 31 March 2020, there were 194 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less, 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 between 2020 and 2022, based on the Councils' typical assumptions for build out patterns as set out in as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019).

C.527. The Council still considers it appropriate to use these build out patterns as a survey carried out on a sample of small sites in May 2020 (as set out in paragraph 14 in Section 2 above) showed that the impact of the coronavirus pandemic on the delivery of small sites in Greater Cambridge is likely to be minimal.

C.528. 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.

C.529. At 31 March 2020, there were 368 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less, where no construction had started on site. A list of these sites is provided in Appendix E. It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development had not started at 31 March 2020 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 is consistent with the evidence on lapse rates included in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019).

C.530. However, before the 10% allowance for non-delivery has been applied, the Council has reviewed all the small sites that had not started at 31 March 2020 with a planning permission that would lapse by 31 March 2021. The Government has automatically extended to 1 May 2021 the time limit for submission of reserved matters planning applications for any outline planning permissions where the deadline would have expired between 23 March and 31 December 2020 and the time limit for development to be begun of any unimplemented planning permissions that would have lapsed between 19 August and 31 December 2020. If either of these situations applied to any of the planning permissions in the list, these planning permissions remain extant. For all other planning permissions that would lapse by 31 March 2021, if the Council has been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. This review has resulted in a loss of 27 dwellings from the small sites with planning permission that were not under construction at 31 March 2020.

C.531. After the 10% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 306 dwellings are anticipated to be completed between 2020 and 2025, based on the Councils' typical assumptions for build out patterns as set out in as set out in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019).

C.532. The Council still considers it appropriate to use these build out patterns as a survey carried out on a sample of small sites in May 2020 (as set out in paragraph 14 in Section 2 above) showed that the impact of the coronavirus pandemic on the delivery of small sites in Greater Cambridge is likely to be minimal.

C.533. 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.

C.534. Between 1 April and 31 December 2020, 121 dwellings were approved on new small sites of 9 dwellings or less. A list of these sites is provided in Appendix E. It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and therefore 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 is consistent with the evidence on lapse rates included in Appendix C of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019). On this basis, 108 dwellings are anticipated to be completed between 2021 and 2026.

C.535. The Council still considers it appropriate to use these build out patterns as a survey carried out on a sample of small sites in May 2020 (as set out in paragraph 14 in Section 2 above) showed that the impact of the coronavirus pandemic on the delivery of small sites in Greater Cambridge is likely to be minimal.

C.536. 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

C.537. The following sites are included in Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

**Land adjacent to Mores Meadow, Great Shelford**

| Planning Permission | Proposal | Type of Planning Application | Date Planning Application Submitted | Date of Resolution to Grant Planning Permission | Date Planning Permission Granted or Allowed on Appeal |
|---|---|---|---|---|---|
| S/4279/19/FL | 21 dwellings | Full | 3 December 2019 | 10 June 2020<br>11 November 2020 | - |
| **Total** | **21 dwellings** | **-** | **-** | **-** | **-** |

C.538. The Council's planning committee in June 2020 gave officers delegated powers to approve a full planning application for 21 dwellings (almshouses), the relocation of the allotments and the provision of public open space, subject to the completion of a s106 agreement. The agent (on behalf of Great Shelford Parochial Charities) has advised that the scheme has been tendered and that it is anticipated that construction will start in April / May 2021 (see Response 130 in Appendix D). The agent anticipates that the first dwelling(s) will be completed in 2022 and that the development will be completed in 2022 (see Response 130 in Appendix D). The agent has advised that securing funding through the Mortgage in Possession clause may affect the delivery of the development, however the agent anticipates that this will be overcome (see Response 130 in Appendix D).

C.539. The Council expects the s106 agreement to be completed and the formal decision notice to be issued in March 2021. Pre-commencement conditions will then need to be discharged before construction can start on site. If the decision notice is issued in March 2021, the Councils' typical assumptions anticipate that the first dwellings would be under construction by March 2022, based on an average lead-in time of a year from full planning permission being granted to the first dwellings being under construction. The Council's typical assumptions anticipate a build out rate of an average of 15 dwellings a year on a site of this size, although up to peak of 39 dwellings a year could be completed. The Council anticipates that this site will be completed in 2022-2023. This results in

the same anticipated number of dwellings completed each year as proposed by the housebuilder, even though different assumptions have been used.

C.540. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 21 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site has a resolution to grant full planning permission, the site is being developed to provide almhouses for Great Shelford Parochial Charities, the agent has advised that the scheme has been tendered, and the agent anticipates that construction will start on site in April / May 2021. There is clear evidence that housing completions will begin on site within five years.

## Windfall Allowance

C.541. The windfall allowance is included in Table C4 and Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

C.542. 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 of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019). The Councils consider that it remains appropriate, reasonable and robust to use this evidence and the calculated windfall allowances for Cambridge and South Cambridge developed and consulted on in 2019 as the evidence considers delivery over the preceding twelve years and calculates an average after excluding the two highest and two lowest years from the calculations, and therefore considering an additional year of data is unlikely to result in significant changes especially as the 2019 evidence resulted in very little change from the previous evidence developed in the preparation of the adopted Local Plans.

C.543. 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 (the windfall allowance). 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 are included within the five year period.

C.544. The Councils' evidence (set out in Appendix D of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019)) 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.

C.545. 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 beyond the five year period, 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.

C.546. 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 beyond the five year period, 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.

C.547. Given the circumstances in which the 'five year supply' sites in South Cambridgeshire were permitted, the Council excluded housing completions on these 'five year supply' sites when considering the evidence of windfalls and calculating the windfall allowance so as not to over estimate historic completions on windfall sites. Further information is set out in Appendix D of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document (November 2019). Therefore anticipated future completions from these 'five year supply' sites are excluded when calculating the windfall allowance to be included each year in the housing trajectory. Any anticipated completions from these 'five year supply' sites are considered as additional to the 220 dwellings each year from windfall sites.

C.548. 'Five Year Supply' sites 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 officer's assessment of the planning application in a delegation report or planning committee report, or the Inspector's assessment of the planning application in an appeal decision.

C.549. 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.

# Appendix D: Responses

## Allocations in the Cambridge Urban Area

### Response 1: The Paddocks Trading Estate, Cherry Hinton Road, Cambridge

The Council has been unable to identify the landowner and therefore contact them or their agent.

**Response 2: 379-381 Milton Road, Cambridge**

From: EMG Motorgroup
Sent: 07 January 2021 11:55

1. What progress has been made towards delivery of 95 dwellings on the site?

NONE

2. When will the site become available? Is it still anticipated to be available before 2031?

NO PLANS TO DEVELOP. NO.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

NO. NONE.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

NO. NONE

5. When do you anticipate that a planning application will be submitted?

NOT IN THE FORESEEABLE FUTURE.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

YES. I DON'T

7. When do you anticipate that construction of the first dwelling(s) will start on site?

NOT IN THE FORESEEABLE FUTURE

8. When do you anticipate that the first dwelling(s) will be completed?

NOT IN THE FORESEEABLE FUTURE

9. When do you anticipate that the development will be completed?

NOT IN THE FORESEEABLE FUTURE

10. How many dwellings do you anticipate will be completed each year?

NONE

11. What are the anticipated completions for each of the next five years?

NONE

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

YES

**Response 3: BT telephone exchange and car park, Long Road, Cambridge**

From: Barton Willmore
Sent: 22 January 2021 12:10

1. What progress has been made towards delivery of 76 dwellings on the site?

The Site is still occupied by existing businesses.

2. When will the site become available? Is it still anticipated not to be available until after 2031?

The Site is not anticipated to be available until after 2031.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Not known at this stage.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Not known at this stage.

5. When do you anticipate that a planning application will be submitted?

Not known at this stage.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Not known at this stage.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Not known at this stage.

8. When do you anticipate that the first dwelling(s) will be completed?

Not known at this stage.

9. When do you anticipate that the development will be completed?

Not known at this stage.

10. How many dwellings do you anticipate will be completed each year?

Not known at this stage.

11. What are the anticipated completions for each of the next five years?
N/A

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 4: Willowcroft, Histon Road, Cambridge**

The Council has been unable to identify the landowner(s) and therefore contact them or their agent(s).

**Response 5: Travis Perkins, Devonshire Road, Cambridge**

From: Bidwells
Sent: 29 January 2021 10:40

1. What progress has been made towards delivery of 43 dwellings on the site?

Planning permission for 43 dwellings on the site (ref: 11/1294/FUL) was granted on 8 April 2014 but was not implemented. Pre-application discussions are now taking place with the LPA in relation to the residential-led, mixed use development of the site comprising circa 134 dwellings, commercial/office floorspace, community uses, open space and landscaping. An application is expected to be submitted in Summer 2021

2. When will the site become available? Is it still anticipated to be available in 2025?

commencement of demolition and site clearance is expected in Q1 2023. Practical completion is expected in Q1 2025. The site therefore is anticipated to be available in 2025

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Yes. A full range of site assessments are being undertaken to inform a planning application on the site. This includes:

- Affordable Housing Statement
- Air Quality Assessment
- Arboricultural Impact Assessment / Tree Survey
- Biodiversity Survey and Report
- Daylight/Sunlight Assessment
- Flood Risk Assessment
- Foul and Surface Water Drainage (SUDs) Strategy
- Heritage Statement and Impact Assessment
- Noise Impact Assessment
- Land Contamination Assessment
- Lighting Assessment
- Open Space Assessment
- Sustainability Assessment
- Townscape and Views Assessment
- Transport Assessment and Travel Plan
- Utilities Assessment

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Currently owned and occupied by Travis Perkins but the site is under option by a developer and vacant possession is expected by Q1 2023.

5. Is it still anticipated that a planning application for housing will be submitted in 2020-2021? If not, when do you anticipate that a planning application will be submitted?

An application for residential-led, mixed use development of the site comprising circa 134 dwellings, commercial/office floorspace, community uses, open space and landscaping is due to be submitted in Summer 2021

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Site constraints are being addressed through ongoing assessment work and discussion with LPA. No specific market or cost factors other then general market factors affecting the whole industry

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Q2/3 2023

8. When do you anticipate that the first dwelling(s) will be completed?

Q3 2024

9. When do you anticipate that the development will be completed?

Q1 2025

10. How many dwellings do you anticipate will be completed each year?

See responses to question 11

11. What are the anticipated completions for each of the next five years?
    - 2021-2022:
    - 2022-2023:
    - 2023-2024:
    - 2024-2025: 50
    - 2025-2026: 50

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

2026-2027: 34

**Response 6: Police Station, Parkside, Cambridge**

From: Cambridgeshire Constabulary
Sent: 25 January 2021 12:18

1. What progress has been made towards delivery of 50 dwellings on the site?

Due diligence surveys undertaken at Parkside and the Police are awaiting a planning decision on the proposed replacement Station at Milton which is expected to be considered at committee in March 2021

2. You previously advised that the site would become available by 2023 once the new purpose built facility had been delivered. Is this still your intention? If not, when will the site become available?

Yes this is still the intention and subject to planning approval for the new Police Station in March the project is still on programme.

3. Are you undertaking any site assessment work? If so, what assessments are being undertaken?

Building survey, structural engineers report and utilities investigations have all been undertaken.

4. You previously advised that a planning application for housing on this site would be submitted in 2022. Is that still your intention? If not, when do you anticipate that a planning application for housing will be submitted?

As the site will be subject to marketing your thoughts on whether a jointly agreed Development Brief would be a better way forward would be appreciated. I would expect marketing in 2022 so that the site can be brought forward in 2023 when the Police relocate to both the Milton site and a new City Centre Police Station.

5. You previously advised that the mechanism for delivery was yet to be agreed. What are your intentions regarding securing a developer to bring forward the delivery of this site?

Will be looking to secure a developer in 2022.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Timing is important as any development is subject to the relocations detailed in 4 above.

7. When do you anticipate that construction will start on site?

2023

8. When do you anticipate that the first dwelling(s) will be completed?

2024/25

9. How many dwellings do you anticipate will be completed each year?

TBA

10. What are the anticipated completions for each of the next five years for this site?
    - 2021-2022: 0
    - 2022-2023: 0
    - 2023-2024: 0
    - 2024-2025: TBA
    - 2025-2026: TBA

11. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 7: Ridgeons, Cromwell Road, Cambridge**

From: Cambridge Investment Partnership
Sent: 12 January 2021 16:32

We remain on track as before.

1. The development is under construction and you previously advised that the first dwelling(s) would be completed in 2021-2022? Is that still the intention?

Yes

2. You previously advised that the development would be completed in June 2023. Is that still the intention?

Yes

3. 3. How many dwellings do you anticipate will be completed each year?

See point 4 below

4. What are the anticipated completions for each of the next five years for this site?
   - 2021-2022: 50
   - 2022-2023: 175
   - 2023-2024: 70
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 8: Henry Giles House, Chesterton Road, Cambridge**

From: Barton Willmore
Sent: 04 February 2021 09:55

In the form that we sent you previously it stated that we would be seeking 100 dwellings on the site. In the form we have put 50 dwellings in 2029-2030 and 50 in 2030-31.

Sent: 02 February 2021 16:00
To: Barton Willmore

I have one query in relation to the Henry Giles House site. You have suggested there would be 50 dwellings completed in each of 2029-30 and 2030-31, but the allocation only anticipates 48 dwellings on this site in total. Is there a reason for your higher anticipated completions, or should the figures be 24 dwellings in each year?

From: Barton Willmore
Sent: 22 January 2021 12:10

1. What progress has been made towards delivery of 48 dwellings on the site?

No progress at this stage because it is occupied by JobCentre Plus.

2. When will the site become available? Is it still anticipated to be available in 2029-2030?

Still anticipated to be available in 2029-2030.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Not known at this stage.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Not known at this stage.

5. When do you anticipate that a planning application will be submitted?

Not known at this stage.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Not known at this stage.

7. You previously advised that the first dwelling(s) would be under construction in 2029-2030. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

Development still anticipated to commence in 2029-2030.

8. When do you anticipate that the first dwelling(s) will be completed?

The first housing completions are anticipated to be in 2029-2030.

9. You previously advised that the development would be completed in 2030-2031. Is that still the intention? If not, when do you anticipate that the development will be completed?

The development is still anticipated to be completed in 2030-2031.

10. How many dwellings do you anticipate will be completed each year?

It is anticipated that 50 are to be completed in 2029-2030 and 50 in 2030-2031.

11. What are the anticipated completions for each of the next five years?

N/A

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 9: 295 Histon Road, Cambridge**

From: Laragh Homes
Sent: 14 January 2021 09:44

1. What progress has been made towards delivery of 27 new dwellings and the demolition of the existing dwelling on the site?

The existing dwellings have been demolished, and we are aiming to commence with the groundworks in February 2021 (subject to pre-commencement planning conditions being discharged)

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Yes, pre-commencement planning conditions have not been discharged. The time taken by CCC Planning Department to discharge is extremely frustrating.

3. When do you anticipate that all the pre-commencement conditions for the site will be discharged?

We await a response from the planning department!

4. You previously indicated that construction was anticipated to start on site in May 2020. Has construction of the first dwelling(s) started on site? If not, when will construction of the first dwelling(s) start on site?

No - we are awaiting discharge of pre-commencement planning conditions.

5. You previously advised that the existing dwelling would be demolished and 7 new dwellings would be completed between 1 April 2020 and 31 March 2021. Has the existing dwelling been demolished? How many new dwellings had been completed by 31 December 2020? How any new dwellings will be completed between 1 January and 31 March 2021?

Yes the existing dwellings have been demolished. We aim to commence on site in February 2021 with completion of the first units (13no.) in January 2022, with the remaining (14no.) in Summer 2022.

6. You previously advised that the development would be completed in 2021-2022. Is that still the intention? If not, when will the development be completed?

Summer 2022.

7. How many dwellings do you anticipate will be completed each year on this site?

Apartment building (9no.) and 4 houses (Plots 14-17)

8. What are the anticipated completions for each of the next five years?
   - 2021-2022: 9+4
   - 2022-2023: 14
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 10: Betjeman House, Hills Road, Cambridge**

From: Bidwells
Sent: 10 February 2021 12:59

1. What progress has been made towards delivery of 156 dwellings on the site?

Pace has submitted an application to deliver an office led campus at 104-112 Hills Road. This application incorporates the 'Betjeman House' site and, if approved, will replace in full the remainder of the extant planning permission.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Please see above. The revised proposal for an office led campus, responds to the particular needs of the market in this key city centre location.

3. When will construction of the first dwelling(s) start on site?

Pace does not expect to deliver the extant planning permission.

4. When will the first dwelling(s) be completed?

Pace does not expect to deliver the extant planning permission.

5. When will the development be completed?

Pace does not expect to deliver the extant planning permission.

6. How many dwellings do you anticipate will be completed each year?

0

7. What are the anticipated completions for each of the next five years?
   - 2021-2022: 0
   - 2022-2023: 0
   - 2023-2024: 0
   - 2024-2025: 0
   - 2025-2026: 0

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Pace does not expect to deliver the extant planning permission.

From: Bidwells
Sent: 10 February 2021 10:23

You may be aware that Pace has submitted a detailed planning application to deliver an office led campus at the 104-112 Hills Road site. If approved, it is Pace's intention that this scheme will replace the extant consent. This position is reflected in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2020) as you have referenced.

**Response 11: Station Area - Pink Phase (Station Road West), Cambridge**

No response has been received from Weston Homes.

**Response 12a: Camfields Resource Centre, Ditton Walk, Cambridge**

From: This Land
Sent: 12 February 2021 16:25

I'm not sure that this fully applies to This Land. Reference is made to the Fuel Depot, and 35 dwellings – we do not own the fuel depot, and have no such planning in place. These are 2 separate sites and I am somewhat surprised that you have combined them.

From our perspective the Resource Centre site will have a planning application for 14 dwellings (inc 4 affordable) submitted soon, with a view to get on site (pending consent) this year, with completions in 2022.

The questions sent to This Land were:

1. What progress has been made towards delivery of 35 dwellings on the site?

2. When will the site become available? Is it still anticipated to be available before 2031?

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

5. When do you anticipate that a planning application will be submitted?

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

7. When do you anticipate that construction of the first dwelling(s) will start on site?

8. When do you anticipate that the first dwelling(s) will be completed?

9. When do you anticipate that the development will be completed?

10. How many dwellings do you anticipate will be completed each year?

11. What are the anticipated completions for each of the next five years?
    - 2021-2022:
    - 2022-2023:

- 2023-2024:
- 2024-2025:
- 2025-2026:

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

13. As this site has two landowners, please advise whether your response is (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership.

**Response 12b: Oil Depot, Ditton Walk, Cambridge**

No response has been received from the Motor Fuel Group.

**Response 13a: Telephone Exchange, Coleridge Road, Cambridge**

From: Barton Willmore
Sent: 22 January 2021 12:10

1. What progress has been made towards delivery of 33 dwellings on the site?

None at this stage.

2. When will the site become available? Is it still anticipated not to be available until after 2031?

Still not anticipated to become available until after 2031.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Not known at this stage.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Not known at this stage.

5. When do you anticipate that a planning application will be submitted?

Not known at this stage.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Not known at this stage.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Not known at this stage.

8. When do you anticipate that the first dwelling(s) will be completed?

Not known at this stage.

9. When do you anticipate that the development will be completed?

Not known at this stage.

10. How many dwellings do you anticipate will be completed each year?

Not known at this stage.

11. What are the anticipated completions for each of the next five years?
    - 2021-2022:
    - 2022-2023:
    - 2023-2024:
    - 2024-2025:
    - 2025-2026:

N/A

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

13. As this site has two landowners, please advise whether your response is (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership.

The number of dwellings reflects the allocation in the 2018 Local Plan, which is for both parts of the Site.

**Response 13b: 149 Cherry Hinton Road, Cambridge**

From: Carter Jonas
Sent: 02 February 2021 12:16

In brief, the new site owners do not intend to deliver housing within the site in the short to medium term. They have an existing planning permission for refurb and alteration of existing buildings on the site which is currently being implemented on site. In addition they have a current application for planning permission for provision of further business floor space on the site which is pending determination.

The questions sent to Carter Jonas were:

1. What progress has been made towards delivery of 33 dwellings on the site?

2. When will the site become available? Is it still anticipated not to be available until after 2031?

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

5. When do you anticipate that a planning application will be submitted?

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

7. When do you anticipate that construction of the first dwelling(s) will start on site?

8. When do you anticipate that the first dwelling(s) will be completed?

9. When do you anticipate that the development will be completed?

10. How many dwellings do you anticipate will be completed each year?

11. What are the anticipated completions for each of the next five years?
    - 2021-2022:
    - 2022-2023:
    - 2023-2024:
    - 2024-2025:
    - 2025-2026:

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

13. As this site has two landowners, please advise whether your response is (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership.

**Response 14: Mill Road Depot, Mill Road, Cambridge**

From: Cambridge Investment Partnership
Sent: 03 February 2021 11:11

Firstly, in your answer to question 1, you say that 25 dwellings were completed by 31 December 2020. Along with the 10 plots to be completed by 31 March 2021, and then the 201 plots in 2021-2022 this gives a total of 236 dwellings, which is the total for the site. We previously recorded 15 plots as having been completed at 31 March 2020 (plots H10-H22 and B09) based on our monitoring definition of a completion being a watertight dwelling. Given that your predicted completions add up to the whole site total, I assume the 15 dwellings we recorded are part of the 25 dwellings completed by 31 December 2020 – is that correct?

Yes, that's correct

Secondly, in your answer to question 3, you say your intention is to complete by spring 2022, and in question 5 you include all the remaining dwellings in 2021-2022. The years included in question 5 are April-March years, therefore can I confirm that you are saying that the development will be completed by 31 March 2022? Or by spring 2022, do you mean slightly later, so say April/May 2022? If it's the later, are you able to say how many plots will be after 1 April 2022, and therefore in the 2022-2023 monitoring year?

All homes should be complete by 31 March 2022

Sent: 03 February 2021 10:08
To: Cambridge Investment Partnership

I have a couple of queries that I would be grateful for your clarification on, so that I can ensure I have not misinterpreted the information you have provided.

Firstly, in your answer to question 1, you say that 25 dwellings were completed by 31 December 2020. Along with the 10 plots to be completed by 31 March 2021, and then the 201 plots in 2021-2022 this gives a total of 236 dwellings, which is the total for the site. We previously recorded 15 plots as having been completed at 31 March 2020 (plots H10-H22 and B09) based on our monitoring definition of a completion being a watertight dwelling. Given that your predicted completions add up to the whole site total, I assume the 15 dwellings we recorded are part of the 25 dwellings completed by 31 December 2020 – is that correct?

Secondly, in your answer to question 3, you say your intention is to complete by spring 2022, and in question 5 you include all the remaining dwellings in 2021-2022. The

years included in question 5 are April-March years, therefore can I confirm that you are saying that the development will be completed by 31 March 2022? Or by spring 2022, do you mean slightly later, so say April/May 2022? If it's the later, are you able to say how many plots will be after 1 April 2022, and therefore in the 2022-2023 monitoring year?

From: Cambridge Investment Partnership
Sent: 27 January 2021 18:44

The development is under construction and at March 2020, our monitoring recorded that:

(a) on phase 1, 15 dwellings had been completed (plots H10-H22 and B09), 56 dwellings were under construction and 115 dwellings had not been started; and
(b) on phase 2, 50 dwellings had not been started.

1. We previously anticipated that 71 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings and which plots had been completed by 31 December 2020?

25. Unfortunately the apartment blocks have been delayed.

2. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

10

3. You previously advised that the development would be completed in winter 2022. Is that still the intention?

The intention is to complete in Spring 2022

4. How many dwellings do you anticipate will be completed each year?

See below

5. What are the anticipated completions for each of the next five years?
   - 2021-2022: 201
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 15: Horizon Resource Centre, 285 Coldham's Lane, Cambridge**

From: Cambridgeshire County Council
Sent: 21 January 2021 10:45

1. What progress has been made towards delivery of 40 dwellings on the site?

No further progress has been made on this site as it has not been declared surplus to operational requirements.

2. When will the site become available? Is it still anticipated not to be available until after 2031?

If declared surplus to operational need, it may be available within the next five to 10 years. Potentially.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

No site assessments are being undertaken at present.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

No. CCC would aim to obtained outline planning permission and then sell the site to a developer.

5. When do you anticipate that a planning application will be submitted?

Within five to ten years

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Unknown at present except that highway access may be problematic and will need further investigation.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Unknown at present

8. When do you anticipate that the first dwelling(s) will be completed?

Unknown at present

9. When do you anticipate that the development will be completed?

Unknown at present

10. How many dwellings do you anticipate will be completed each year?

Unknown at present

11. What are the anticipated completions for each of the next five years?

Unknown at present

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Unknown at present

**Response 16: Cambridge Professional Development Centre, Foster Road, Cambridge**

From: Cambridgeshire County Council
Sent: 21 January 2021 10:37

1. What progress has been made towards delivery of 67 dwellings on the site?

No further progress has been made on this site as it has not been declared surplus to operational requirements.

2. When will the site become available? Is it still anticipated not to be available until after 2031?

If declared surplus to operational need, it may be available within the next five to 10 years. Potentially.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

No site assessments are being undertaken at present.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

No. CCC would aim to obtained outline planning permission and then sell the site to a developer.

5. When do you anticipate that a planning application will be submitted?

Within five to ten years

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Unknown at present

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Unknown at present

8. When do you anticipate that the first dwelling(s) will be completed?

Unknown at present

9. When do you anticipate that the development will be completed?

Unknown at present

10. How many dwellings do you anticipate will be completed each year?

Unknown at present

11. What are the anticipated completions for each of the next five years?

Unknown at present

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Unknown at present

**Response 17a: Clifton Road Area, Cambridge – Cambridge City Council**

From: Cambridge City Council - Property Services
Sent: 19 February 2021 11:58

I'm not really sure I can add anything in this discussion. Although the Council is the freeholder, the sites here are let on a long leasehold and so unless the long leaseholder is taking this forward, our input is minimal. If the long leaseholder was minded to develop, we would need to give our consent and would no doubt be more involved as lease would be too short for resi. We haven't had any discussions with the long leaseholder recently about this or their proposals.

The questions sent to Cambridge City Council – Property Services were:

1. What progress has been made towards delivery of up to 550 dwellings on the site?

2. When will the site become available? Is it still anticipated to be available from 2022 onwards?

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

4. You previously advised that the search for a development partner would start in 2020. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

5. You previously advised that a planning application(s) would be submitted in 2020-2021. Is that still your intention? If not, when do you anticipate that a planning application(s) will be submitted?

6. You previously advised that construction would start on site in 2022. Is that still your intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

7. You previously advised that the first dwelling(s) would be completed in 2023. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

8. When do you anticipate that the development will be completed?

9. How many dwellings do you anticipate will be completed each year?

10. What are the anticipated completions for each of the next five years?

- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:
- 2025-2026:

11. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

13. You previously advised that as the site currently has multiple landowners legal agreements would need to be put in place before development can be undertaken. What progress has been made on these legal agreements?

14. As this site has multiple landowners and leaseholders, please advise whether you are (a) a landowner, or (b) a leaseholder, and also whether your response is (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership.

**Response 17b: Clifton Road Area, Cambridge - USS**

From: Deloitte LLP
Sent: 16 March 2021 15:20

We can confirm that the timings in the 2020 update are correct, but can you push them all back by a year due to the disruption that covid has caused please.

The response from Deloitte (on behalf of USS) in March 2020 was:

From: Deloitte LLP
Sent: 04 March 2020 15:00

1. What progress has been made towards delivery of up to 550 dwellings on the site?

We are starting the search for a development partner this year. We expect works to start on site in 2022/2023 and finish in 2030/31

We have also submitted reps on behalf of USS to the Greater Cambridge Local Plan Issues and Options 2020 consultation in respect of the site allocation.

2. When will the site become available?

From 2022 onwards

3. Are you undertaking any site assessment work? If so, what assessments are being undertaken?

n/a

4. Is it still anticipated that a planning application for housing will be submitted in 2020-2021? If not, when do you anticipate that a planning application will be submitted?

Yes

5. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

See response to question 1

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The site is currently in a number of different land ownerships, therefore agreements will need to be put in place with some or all of the owners in order for the development to be fully implemented.

In order to encourage delivery of the development, in the period leading up to implementation there will need to be evidence of balanced activity within the housing market, with positive prospects for the future health of the housing market and the wider Cambridge economy for the period beyond.

Exposure to market volatility can be moderated by ensuring that the design, layout, content and phasing of the development is adaptable and able to respond readily to changes in the market.

The ability to stagger any initial infrastructure/ enabling work/ communal infrastructure payments and permit development phases to come forward independently in manageable self-contained blocks will be critical.

7. Is it still anticipated that construction will start on site in 2022? If not, when will construction of the first dwelling(s) start on site?

Yes, from 2022 onwards.

8. Is it still anticipated that the first dwellings will be completed in 2023? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

9. What is the anticipated annual build out rate for the development?

Circa 80 dwellings a year

10. What are the anticipated completions for each of the next five years?
    - 2020-2021:
    - 2021-2022:
    - 2022-2023: circa 80
    - 2023-2024: circa 80
    - 2024-2025: circa 80

11. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Yes, circa 80 a year up to 2030/31

**Response 18: 82-88 Hills Road and 57-63 Bateman Street, Cambridge**

From: Bidwells
Sent: 25 January 2021 11:03

1. What progress has been made towards delivery of 20 dwellings on the site?

Trinity Hall are currently retaining the existing uses on the site but are in the process of considering redevelopment options. 20 dwellings is the initial assessment of capacity from the SHLAA. The final number may be greater or smaller depending on detailed assessment and detailed design

2. When will the site become available? Is it still anticipated to be available before 2031?

The site is anticipated to be available before 2031

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Initial feasibility studies have been undertake and detailed site assessment will follow

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

To be confirmed

5. When do you anticipate that a planning application will be submitted?

Within 0 – 10 years

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Within 0 – 10 years

8. When do you anticipate that the first dwelling(s) will be completed?

Within 0 – 10 years

9. When do you anticipate that the development will be completed?

Within 0 – 10 years

10. How many dwellings do you anticipate will be completed each year?

20 dwellings, based on initial assessment in SHLAA. Final number may be greater or smaller depending on detailed assessment and detailed design.

11. What are the anticipated completions for each of the next five years?
    - 2021-2022:
    - 2022-2023:
    - 2023-2024:
    - 2024-2025:
    - 2025-2026:

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

20 dwellings, within 0 – 10 years

**Response 19: 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road**

No response has been received from Cambridgeshire County Council or The Churches Trust.

From: Carter Jonas
Sent: 03 March 2021 16:53

The City Council's interest in allocation R6 is confined to one existing block of flats. The local centre is not allocated in the plan and there are no immediate plans to submit an application.

The questions sent to Carter Jonas were:

1. What progress has been made towards delivery of 75 dwellings on the site?

2. When will the site become available? Is it still anticipated to be available before 2031? I understand that the Spiritualist Church are not currently interested in developing the land and buildings in their ownership.

3. I understand that a Statement of Principles has been developed for this site and the adjacent local centre which will act as a development framework and material consideration when considering planning applications. Are you undertaking any site assessment work to inform a planning application(s) for housing on the site? If so, what assessments are being undertaken?

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

5. When do you anticipate that a planning application(s) will be submitted?

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

7. When do you anticipate that construction of the first dwelling(s) will start on site?

8. When do you anticipate that the first dwelling(s) will be completed?

9. When do you anticipate that the development will be completed?

10. How many dwellings do you anticipate will be completed each year?

11. What are the anticipated completions for each of the next five years?
    - 2021-2022:
    - 2022-2023:
    - 2023-2024:
    - 2024-2025:
    - 2025-2026:

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

13. As this site has four landowners, please advise whether your response is (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership.

**Response 20: 315-349 Mill Road and Brookfields, Cambridge**

Telephone conversation with Cambridgeshire Community Services NHS Trust on 29 January 2021:

1. What progress has been made towards delivery of 78 dwellings on the site?

Have been working with Cambridge City Council to look at options for undertaking a larger scheme which would span across adjoining land. A number of feasibility studies are being undertaken including highways

2. When will the site become available? Is it still anticipated to be available before 2031?

Unsure about exact date but before 2031 and probably much sooner. Planning application could be submitted 2021/22 or 2022/23 (see Q5 onwards)

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

See Q1

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Not yet. This will depend on outcome of joint working with Cambridge City Council

5. When do you anticipate that a planning application will be submitted?

2021/22 or 2022/23. (Pre-planning application engagement activity is already underway)

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

See Q1. Feasibility studies underway. A likely outcome is a larger scheme incorporating adjoining land

7. When do you anticipate that construction of the first dwelling(s) will start on site?

2022/23

8. When do you anticipate that the first dwelling(s) will be completed?

2025/26

9. When do you anticipate that the development will be completed?

2025/26

10. raHow many dwellings do you anticipate will be completed each year?

All 78 in 2025/26. If the schemes extends beyond 78 dwellings the additional dwellings are likely to be completed beyond 2025/26 but the initial 78 should still be completed in 2025/26

11. What are the anticipated completions for each of the next five years?
    - 2021-2022: n/a
    - 2022-2023: n/a
    - 2023-2024: n/a
    - 2024-2025: n/a
    - 2025-2026: 78

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Any completions beyond 2025/26 will be dependent on a larger scheme coming forward. Delivery rates are unknown at this stage

**Response 21: Orchard Park - parcel L2**

From: Cambridge Investment Partnership
Sent: 27 January 2021 18:29

1. The site is allocated for residential development and the Council is considering a full planning application for 75 dwellings. What progress is being made towards delivery of dwellings on the site?

Awaiting a planning committee to determine the application. Highways England have served two holding objections so we are working to address their concerns. Targeting March committee.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No, works will commence within 2-3 months of planning approval

3. You previously anticipated that construction would start on site by April 2021. Is that still your intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Summer 2021

4. When will the first dwelling(s) be completed?

Summer 2023

5. When will the development be completed?

Summer 2023

6. How many dwellings do you anticipate will be completed each year?

See below

7. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024: 75
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 22: Orchard Park - parcel Com4**

No response has been received from Marchingdale Developments.

## Allocations on the Cambridge Fringe

### Response 23a: North-West Cambridge (University Site) – University of Cambridge

From: University of Cambridge
Sent: 16 March 2021 09:45

I've marked up answers against your questions below, with the exception of Q1 which I'm still awaiting responses for given the more specific nature of that question relative to plot specifics.

1. Lots M1 & M2 (250 dwellings, Hill) are under construction. At 31 March 2020, our monitoring recorded that:

   (a) within Cambridge, 119 dwellings had been completed and 2 dwellings were under construction (plots 2EE01 & 2EE02). Have these two plots been completed? If not, when will these two plots be completed?
   (b) within South Cambridgeshire, 53 dwellings had been completed (1B13, 1G01-1G10, 1H01-1H04, 1N01-1N03, 1N06-1N08, 1N12-1N13, 1M01-1M04, 2A01-2A04, 2B01-2B04, 2H01-2H04, K001-K003, K107-K109, K214-K216, K321-K323 and K428-K429), 17 dwellings were under construction and 59 dwellings had not been started. Have additional plots been completed? If so, how many plots and which plots had been completed by 31 December 2020? And how many and which plots will be completed between 1 January and 31 March 2021?

2. You (Hill) previously advised that lots M1 & M2 would be completed by March 2024. Is that still the intention? If not, when do you anticipated lots M1 & M2 will be completed?

Yes, still projected to complete by March 2024

3. Lot M3 is under construction. You (Hill) previously advised that this lot would be completed in 2025-2026. Is that still the intention? If not, what is the anticipated build out rate for lot M3 and when do you anticipate lot M3 will be completed? Yes, still projected to complete 2025-26.

Details below.

4. Works have started on site on lot S3. You (Hill) previously advised that this lot would be completed between 2022 and 2024. Is that still the intention? If not, what is the anticipated build out rate for lot S3 and when do you anticipate lot S3 will be completed?

Yes, still projected to complete 2022-24. Details below.

5. Is there any progress on bringing forward the housing on the remainder of the site that only has outline planning permission (750 dwellings in Cambridge and 1,022 dwellings in South Cambridgeshire)? Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of the later phases of the site?

In addition to S1/S2/C9 (SCDC) and M4/M5 (City), the University is currently receiving bids from prospective development partners for a further 7 Lots distributed across the site. We're hoping to make progress with those as soon as possible.

6. I understand that reserved matters applications for the infrastructure for phase 2 will be submitted in 2021. What is your programme for the submission of these reserved matters applications? What is your programme for the delivery of this infrastructure?

Target submission for the applications is early 2022. Target start on site early 2023.

7. I understand that pre-application discussions are underway and that Present Made intend to submit a reserved matters application for S1 & S2 in spring 2021. How many dwellings are anticipated on these lots? What is your anticipated delivery timetable for the build out of these lots?

Current pre-app proposals are for approximately 350 dwellings, as a mixture of apartments and dwellings. Final numbers dependent upon progress through pre-application discussions. See table below under q.11

8. I understand that pre-application discussions are underway and that Durkan intend to submit a reserved matters application for M4 & M5 later in 2021. How many dwellings are anticipated on these lots? What is your anticipated delivery timetable for the build out of these lots?

Current pre-app proposals are for approximately 170 dwellings, as a mixture of apartments and dwellings. Final numbers dependent upon progress through pre-application discussions. See table below under q.11

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Responses to Lots out to tender has been positive. At present UoC is comfortable that there are no unusual factors affecting delivery of the development.

10. How many dwellings do you anticipate will be completed each year?

30 in 2021, a further 96 in 2022.

11. What are the anticipated completions for each of the next five years, for each of the lots?

See the following table:

| **Lots / Year** | **2021** | **2022** | **2023** | **2024** | **2025** |
|---|---|---|---|---|---|
| S3 | | 66 | 60 | 60 | |
| Lot 4 | | | | 30 | 58 |
| M3 | | | | 50 | 58 |
| M1/M2 | 30 | 30 | 12 | | |
| S1/S2/C9 | | | 30 | 160 | 177 |
| M4/M5 | | | 10 | 85 | 75 |

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Presently, yes build out expected to continue in line with preceding years.

**Response 23b: North-West Cambridge (University Site) – Durkan and Present Made**

From: Bidwells
Sent: 03 March 2021 09:10

Subject to change, but current proposal is for 170 dwellings in total. Current timetable is to submit the reserved matters application in July 2021.

I have chased up delivery rates for Lots S1/S2. Current timetable for submission of reserved matters application for circa 367 dwellings is April 2021.

Sent: 01 March 2021 08:47
To: Bidwells

Thank you for the anticipated completion rates for M4 & M5, on behalf of Durkan. I have a couple of follow up questions for you. Is the total of 146 dwellings (43+56+47) the total number of dwellings anticipated for these parcels, and therefore what will be included in the reserved matters planning application, or is it just the number of dwellings that fall within the five year period? Also, I understand that you intend to submit a reserved matters application later this year, are you able to be any more specific as to when – spring, summer, autumn?

I also understand that you are the agent for lots S1 & S2, for Present Made. Are you able to provide the same information for those lots as well?

From: Bidwells
Sent: 25 February 2021 11:05

For Lots M4/M5, I've been advised that the indicative completion rates are as follows:

- 2021-2022: 0
- 2022-2023: 0
- 2023-2024: 43
- 2024-2025: 56
- 2025-2026: 47

The questions sent to Bidwells were:

1. I understand that pre-application discussions are underway and that Present Made intend to submit a reserved matters application for S1 & S2 in spring 2021. How

many dwellings are anticipated on these lots? What is your anticipated delivery timetable for the build out of these lots?

2. I understand that pre-application discussions are underway and that Durkan intend to submit a reserved matters application for M4 & M5 later in 2021. How many dwellings are anticipated on these lots? What is your anticipated delivery timetable for the build out of these lots?

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

4. How many dwellings do you anticipate will be completed each year?

5. What are the anticipated completions for each of the next five years, for each of the lots?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 24a: NIAB (Darwin Green)**

From: Barratts / David Wilson Homes
Sent: 02 March 2021 12:57

1. What progress has been made towards delivery of up to 1,593 dwellings on NIAB Main (Darwin Green)?

138 completions.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Member overturn of RM application for BDW2 has delayed progress on site. Several options are being considered.

3. Reserved matters permissions have been approved for 287 dwellings and at March 2020, our monitoring recorded that 115 dwellings had been completed (plots 1-3, 17-37, and 107-115, and blocks A-H and J-K), 124 dwellings were under construction and 48 dwellings had not been started. We previously anticipated that 180 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings and which plots had been completed by 31 December 2020? How many dwellings and which plots will be completed between 1 January and 31 March 2021?

133 plots completed by 31 December 2020, a further 6 between 1st Jan 2021 and 28th Feb 2021 (plots 43, 58, 150-151 and 161-162), a further 14 are currently forecasted for March (plots 14, 140, 142-149 and 163-166).

4. You previously advised that the parcels with reserved matters permission would be completed in summer 2021. Is that still your intention? If not, when will these parcels be completed?

No, please see below.

5. I understand that your third reserved matters application for residential development was recently refused, and I also understand that moving forwards you are looking to deliver two parcels simultaneously by opening up a second access to the site at the north. What is your programme for the submission of further reserved matters applications for residential development? What is your programme for the delivery of these later parcels?

Barratt David Wilson (Eastern Counties) is preparing a Reserved Matters application for parcels SP1 and SP3 (BDW5 & 6) accessed off Histon Road. The agreed PPA states

that the RM application will be submitted in June 2021 with a target planning committee of October 2021. If approved, we seek to immediately commence works subject to the requisite permissions being in place/conditions discharged so likely to be January 2022.

6. I understand that a Planning Performance Agreement for the pre-application discussions and the period up to the determination of the reserved matters planning application for 411 dwellings on parcels SP1 to SP3 is being discussed with Barratts Eastern Counties. I would be grateful if you could confirm the following summary of the likely content of the PPA is correct:
   - Start of pre-application meetings – February 2021
   - Target submission of the reserved matters application – June 2021
   - Target committee date and issuing of the decision notice – October 2021

Bullet point 1: correct (25/02/2021)
Bullet point 2: correct
Bullet point 3: correct (Target JDCC 20/10/2021; Decision Notice issued 27/10/2021)

7. What are the anticipated completions for this site for each of the next five years, for each of the parcels?

For BDW1, BDW2 and the Local Centre combined they are as follows:
- 2021-2022: 86
- 2022-2023: 92
- 2023-2024: 174
- 2024-2025: 61
- 2025-2026: 0

This does not include BDW3, 4, 5 or 6. Completion figures for BDW3 and 4 haven't been confirmed as yet. BDW5 and 6 will be provided in due course.

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

The projected completion rates for 26-27 onwards have not yet been finalised.

9. As different subsidiaries within Barratts / David Wilson Homes are delivering different parcels within this development, please advise whether your response is for specific parcels or the whole of the development.

As above.

**Response 24b: NIAB 2/3 (Darwin Green 2/3)**

No response has been received from Barratts.

**Response 25: Cambridge East - north of Newmarket Road**

From: Terence O'Rourke
Sent: 08 March 2021 12:41

1. Phase 1A is under construction and I understand that the first dwellings have been completed and are occupied. You previously advised that 110 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

By 31st December 2020 = 10

1st Jan 2021– 31st March 2021 = 16

2. What is the delivery programme for the remainder of Phase 1A? When do you anticipate that Phase 1A will be completed?

Phase 1A planning approved 239 homes. However we are delivering the first 150 of these under our first construction phase. We anticipate these 150 homes to all be delivered by March 2022. The remaining 89 homes will be spread across future construction parcels based on the construction phasing to deliver planning phase 1a, planning phase 1b and planning phase.

3. Reserved matters planning permission for Phase 1B has recently been approved. You previously advised that construction would start on Phase 1B in 2020 and that the first dwelling(s) would be completed on Phase 1B in July 2021. When will construction start on the first dwelling(s)? Is it still the intention that the first dwelling(s) will be completed in July 2021? If not, when do you anticipate that the first dwelling(s) will be completed on Phase 1B?

It is currently intended that construction on phase 1B will start in March 2021.

4. What is the delivery programme for the remainder of Phase 1B? When do you anticipate that Phase 1B will be completed?

Similarly to answer 2, we are dividing the planning phases into delivery parcels which considers all the reserved matters together. The combination of Phase 1A, Phase 1B and Phase 2, which will provide approximately 970 homes, will be delivered between now and 2030.

5. I understand that pre-application discussions are underway for Phase 2 (approximately 400 dwellings) and that you intend to submit a reserved matters

planning application in spring 2021. What is your anticipated delivery timetable for Phase 2?

Assuming reserved matters approval is achieved in the autumn of 2021, a construction start is anticipated in January 2022.

6. What is your programme for the submission of further reserved matters applications for residential development on later phases? What is your programme for the delivery of these later phases?

Not confirmed at this stage.

7. What are the anticipated completions for the whole of this site for each of the next five years?
   - 2021-2022: 120
   - 2022-2023: 120
   - 2023-2024: 120
   - 2024-2025: 120
   - 2025-2026: 120

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Yes we are making this assumption but clearly there are numerous factors which can impact these assumptions between now and then.

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Not currently aside from the challenges of Covid.

10. The Council has a Planning Performance Agreement (PPA) with Hill Marshall LLP for pre-application discussions relating to phase 2 of this site. I would be grateful if you could confirm that the following summary of this PPA is correct:
    - The PPA was agreed in August 2020 to facilitate the expedient delivery of a reserved matters planning application for phase 2 of this development.
    - The PPA encompasses three sets of pre-application meetings and a series of workshops.
    - The PPA is ongoing and the applicants are preparing their submissions for pre-app 3.
    - The pre-app proposal for phase 2 includes 417 new homes, internal roads, podiums, public open space, landscaping and associated works. The number of dwellings is likely to be reduced but the final number is not known at this stage.

- It is anticipated that this PPA and pre-application discussions will lead to the submission of a reserved matters planning application in spring 2021.
- A separate PPA may be considered for the planning application process, but this is yet to be confirmed.

Bullet points 1-3 and 5-6: correct
Bullet point 4: 421 homes are currently proposed.

**Response 26a: Cambridge East - Land North of Cherry Hinton**

From: Marshall Group
Sent: 19 January 2021 14:04

On behalf of the joint LNCH landowners.

1. The site has recently been given outline planning permission. What progress is now being made towards delivery of 1,200 dwellings on the site?

Please refer to Q3

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The market continues to adapt in light of CV-19 and the wider economic impact of the pandemic.

3. You previously advised that once outline planning permission had been approved Marshall Group and Endurance Estates would undertake a competitive process to find a development partner for the first residential parcels. Is that still the intention? Have you started this process?

Yes, the process has commenced.

4. What is your programme for the submission of reserved matters applications for the initial infrastructure needed for this site? What is your programme for the delivery of this infrastructure?

As noted above the landowners are marketing the site. The purchaser (developer) will be responsible for the delivery and planning programmes.

5. You previously advised that the first reserved matters application for residential development would be submitted by October 2021. Is that still the intention? If not, when do you anticipate the first reserved matters application for residential development will be submitted?

Please refer to Q4. We would estimate the first RMA submission is likely to be in 2022.

6. When do you anticipate that construction of the first dwelling(s) will start on site?

Approximately 6 months after the RM decision notice has been issued and any pre-commencement conditions have been discharged.

7. You previously advised that the first dwelling(s) will be completed by March 2023? Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Subject to progress, and the answers to the previous questions, we would expect to see the first completion in 2023.

8. What is your programme for the submission of subsequent reserved matters applications for residential development? What is your programme for the delivery of these later phases?

As per Q4. This will be the developers timetable not the landowners.

9. What are the anticipated completions for the whole of this site for each of the next five years?

As per the answers to the previous questions this will be dependent on the progress and strategy of the developer once they have purchased the site.

- 2021-2022: 0
- 2022-2023: ?
- 2023-2024: ?
- 2024-2025: ?
- 2025-2026: ?

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Unknown, it will be dependent on the future developers strategy for marketing the site.

**Response 26b: Cambridge East - Land North of Cherry Hinton**

From: [REDACTED, agent on behalf of housebuilder]
Sent: 15 March 2021 10:08

It is slightly difficult at this stage to full quantify, but the below is based on our current phasing plan:

- 2022-2023: 36, all South Cambs
- 2023-2024: 60 in South Cambs, 30 in the City
- 2024-2025: 60 in South Cambs, 30 in the City
- 2025-2026: 30 in South Cambs, 90 in the City

Sent: 14 March 2021 12:14
To: [REDACTED, agent on behalf of housebuilder]

Thanks for sending through your responses, I just have one question – are you able to break down the completions into which are within South Cambs and which are within Cambridge, particularly the ones within the five year period?

From: [REDACTED, agent on behalf of housebuilder]
Sent: 12 March 2021 14:58

1. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The development is fully deliverable in planning terms. There is the requirement for some off-site highway improvements, the need to prepare a Site Wide Design Code and the need to discharge a number of pre-commencement planning conditions that may impact upon the start on site date. We intend to work collaboratively with the Shared Planning Service and Statutory Consultees to ensure the timely start of construction on site.

2. What is the anticipated programme for the submission of reserved matters applications for the initial infrastructure needed for this site? What is your programme for the delivery of this infrastructure?

We are intending to submit a phase 1 Infrastructure application in the summer of 2021. We are intending to start on site with the initial infrastructure enabling work in March 2022.

3. What is the anticipated programme for the submission of the first reserved matters application for residential development?

We are intending to submit a phase 1 and 2 REM application in November 2021. Prior to the submission of the phase 1 REM we are intending to submit an application for the sales village in September 2021.

4. When do you anticipate that construction of the first dwelling(s) will start on site?

We are anticipating construction of the first dwelling on the site in July 2022.

5. When do you anticipate the first dwelling will be completed?

March 2023

6. What is your programme for the submission of subsequent reserved matters applications for residential development? What is your programme for the delivery of these later phases?

Programme for later phases will be confirmed via discussions with the Shared Planning Service.

7. What are the anticipated completions for the whole of this site for each of the next five years?

- 2021-2022: 0
- 2022-2023: 36
- 2023-2024: 90
- 2024-2025: 90
- 2025-2026: 120

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Yes

**Response 27a: Trumpington Meadows – Lots 1-5**

From: Barratts / David Wilson Homes
Sent: 28 January 2021 10:58

1. Only 8 dwellings remain to be developed on these lots, and they will be constructed where the sales centre is currently located. We have previously anticipated that these 8 dwellings will be completed in 2022-2023. Is this still the intention? If not, when will these dwellings be completed?

These dwellings are estimated to be completed in December 2024 after the completion of Phases 10&11

2. How many dwellings do you anticipate will be completed each year?

N/A

3. What are the anticipated completions for each of the next five years?
   - 2021-2022: 0
   - 2022-2023: 0
   - 2023-2024: 0
   - 2024-2025: 8
   - 2025-2026: 0

4. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 27b: Trumpington Meadows – Riverside**

From: Barratts / David Wilson Homes
Sent: 28 January 2021 08:55

1. Has the development been completed? If not, how many dwellings and which plots had been completed by 31 December 2020?

Yes, the remaining 23 dwellings were completed by December 2020

2. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

N/A

3. When will the development be completed?

N/A

4. How many dwellings do you anticipate will be completed each year?

N/A

5. What are the anticipated completions for each of the next five years?

N/A

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 27c: Trumpington Meadows – Lots 10 & 11**

From: Barratts / David Wilson Homes
Sent: 09 February 2021 09:29

Apologies entirely my fault, that should teach me to check before I click send!

2022-2023
- South Cambs - 25 dwellings
- Cambridge City - 35 dwellings

2023-2024
- South Cambs - 30 dwellings
- Cambridge City - 30 dwellings

Having reviewed our delivery plan, 2023-2024 has been changed to reflect the correct quantum of Cambridge City dwellings (65).

Sent: 09 February 2021 09:13
To: Barratts / David Wilson Homes

Thank you for the clarification re the actual completions and the split between the districts for anticipated completions.

And sorry for yet another question, but in terms of anticipated completions, I think there are 10 dwellings too many for South Cambs and 10 dwellings too few for Cambridge, as it is my understanding that there will be 65 dwellings within Cambridge. I assume that the change is needed to one of the following years:

2022-2023
- South Cambs - 25 dwellings
- Cambridge City - 35 dwellings

2023-2024
- South Cambs - 40 dwellings
- Cambridge City - 20 dwellings

I would appreciate it if you could clarify in which year(s) the 10 dwellings should change from being counted within South Cambs to be counted within Cambridge.

From: Barratts / David Wilson Homes
Sent: 08 February 2021 12:36

1B – You're quire right, apologies. This should read as 50 dwelling completions with the 2021-2022 projections then upped from 64 to 65 dwellings.

Regarding the LPA split, your summary is correct in that we are currently building through South Cambs dwellings before we will then be completing a portion of the site in Cambridge City before the construction route loops back into the South Cambs authority area. The breakdown of units between the authority areas is below:

2021-2022
- South Cambs – 65 Dwellings
- Cambridge City – 0 dwellings

2022-2023
- South Cambs – 25 dwellings
- Cambridge City – 35 dwellings

2023-2024
- South Cambs – 40 dwellings
- Cambridge City – 20 dwellings

2024-2025
- South Cambs – 26 dwellings
- Cambridge City – 0 dwellings

I hope that assists.

Sent: 03 February 2021 12:09
To: Barratts / David Wilson Homes

I have a couple of queries for you regarding your answers, that I would be grateful if you could clarify for me.

Firstly, in your response to question 1b, you say that 51 plots have been completed in March – December 2020 and you list the plots. When I add up the plot numbers, I only get 50 plots. Is there a plot number missing? Or should the total be 50 dwellings?

Secondly, I should have asked for you to split the anticipated completions by year for the next five years between the two local authority areas. Given that you have suggested in question 1a, that the Cambridge dwellings will be completed by circa June 2023, but in questions 2 and 4 you have suggested that the whole development will not be completed until December 2024, this suggests that the first few years are South Cambs completions, then there are Cambridge completions, and then there are South

Cambs completions in the final year. However, are you able to provide a more detailed breakdown of your answer to question 4?

From: Barratts / David Wilson Homes
Sent: 28 January 2021 10:53

1. The development is under construction and at March 2020, our monitoring recorded that:

   (a) within Cambridge, all 65 dwellings had not been started. You previously advised that these dwellings would be completed in 2022-2023. Is that still the intention? If not, when will construction start on these dwellings? When will these dwellings be completed?

Construction has yet to commence on these plots. We are envisaging that these dwellings will slip slightly to completion within 2023-2024 (circa June 2023)

   (b) within South Cambridgeshire, 121 dwellings had been completed (on plots 16-27, 33-49, 59-69, 104-184), 46 dwellings were under construction and 160 dwellings had not been started. We previously anticipated that 102 dwellings would be completed on lots 10 & 11 within South Cambridgeshire between 1 April 2020 and 31 March 2021. How many plots and which plots had been completed by 31 December 2020? And how many and which plots will be completed between 1 January and 31 March 2021?

March 20 - December 20 – 51 Plots completed: 1-15, 55-58, 70-89, 185-195

January21 - March 21 - 10 Plots anticipated to be completed: 28-32, 50-54

2. You previously advised that the development would be completed by June 2024. Is this still the intention? If not, when will the development be completed?

We are currently working to a December 2024 finish for the development.

3. How many dwellings do you anticipate will be completed each year?

We anticipate completing circa 60 dwellings per year on the site.

4. What are the anticipated completions for each of the next five years?
   - 2021-2022: 64 Dwellings
   - 2022-2023: 60 dwellings
   - 2023-2024: 60 dwellings
   - 2024-2025: 26 dwellings

- 2025-2026: N/A

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 28: Clay Farm – Countryside Properties**

From: Countryside Properties
Sent: 17 February 2021 18:17

Note that these figures are based on full build complete, so our definition differs to yours.

1. How many dwellings and which plots had been completed by 31 December 2020?

Parcel 8a 147 units (All Plots)
Parcel 8b 52 Units (Plots 1-33, 34-51 & 58)

2. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

Parcel 8b = 20 (Plots 52-57, 59-71 & 63a)

3. When will the development be completed?

February 2022

4. How many dwellings do you anticipate will be completed each year?

2021 = 57
2022 = 14

5. What are the anticipated completions for each of the next five years?
   - 2021-2022: 57
   - 2022-2023: 14
   - 2023-2024: 0
   - 2024-2025: 0
   - 2025-2026: 0

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a.

**Response 29: Land north of Worts' Causeway**

No response has been received from CEG.

**Response 30: Land south of Worts' Causeway**

From: This Land
Sent: 08 March 2021 17:52

Yes – that's correct

Date: Monday, 8 March 2021 at 17:51
To: This Land

In question 3 you refer to two phases, but in the two sentences you have swopped the numbers around. I assume phase 1 is 80 dwellings and phase 2 is 150 dwellings, based on the information from last year, but I'd be grateful if you can confirm.

From: This Land
Sent: 08 March 2021 16:27

1. The outline planning application has a resolution to grant planning permission from Cambridge city Council's planning committee in September 2020, and I understand the formal decision notice is anticipated to be issued this month. What progress is now being made towards delivery of 230 dwellings on the site?

We have commenced with the reserved matters application for the infrastructure to open up the site which will be submitted within the next three weeks. We've also undertaken a significant amount of work in relation to the build elements of the site.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

There were no constraints stopping the site from coming forward.

3. You previously advised that the first phase of development would include 80 dwellings. Is that still your intention? When do you anticipate that the reserved matters application for this first phase of residential development will be submitted?

There will be 2 phases of development, phase 1 for 150 dwellings another phase 2 for 80 dwellings. The application for 80 dwellings will be submitted Q3 of 2021 with the second phase of 150 dwellings submitted Q1 2022

4. When do you anticipate that construction of the first dwelling(s) on the first phase will start on site?

Q4 2021

5. You previously advised that the first dwelling(s) will be completed by 2021-2022. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes, that's still the intention

6. You previously advised that the second phase of development would include the remaining 150 dwellings, and that this would follow on immediately from the first phase. You anticipated that a reserved matters application for this second phase would be submitted in early 2022. Is that still your intention? If not, when do you anticipate that the reserved matters application for this second phase of residential development will be submitted?

Yes, that's still the case

7. What is your delivery programme for the second phase of development? When will the first dwelling(s) be completed on this phase of the development?

See above

8. How many dwellings do you anticipate will be completed each year?

Between 50 to 75 dpa

9. What are the anticipated completions for the whole of this site for each of the next five years?
   - 2021-2022: 30
   - 2022-2023: 60
   - 2023-2024: 60
   - 2024-2025: 50
   - 2025-2026: 30

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

11. The Council has a Planning Performance Agreement (PPA) with This Land for the outline planning application process. I would be grateful if you could confirm that the following summary of this PPA is correct:
    - The PPA between Cambridge City Council and This Land was signed in February 2020.
    - The PPA sets out requirements and timescales for engagement, consideration and determination of the outline planning application (all matters reserved

except for access), following initial consultation on the planning application submitted in August 2019.

- The agreement is effective for the period from the initial consultation up to the determination of the outline planning application and in respect of the discharge of any pre-commencement conditions attached to that approval, if granted. The agreement has been extended to cover the completion of the s106 agreement.
- The Planning Performance Agreement requires that the application is determined within 13 weeks post submission of the amended documents to address the comments made during the initial consultation stage. This timetable will be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.

Yes, this is a correct summary

## Allocations at New Settlements

### Response 31a: Northstowe – Barratt Homes – parcel H2

From: Barratts / David Wilson Homes
Sent: 28 January 2021 08:53

1. Has the development been completed? If not, how many dwellings and which plots had been completed by 31 December 2020?

Yes, the remaining 16 dwellings were completed by December 2020

2. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

N/A

3. When will the development be completed?

N/A

4. How many dwellings do you anticipate will be completed each year?

N/A

5. What are the anticipated completions for each of the next five years?

N/A

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 31b: Northstowe – Taylor Wimpey – parcel H3**

From: Taylor Wimpey
Sent: 08 February 2021 22:16

We calculate our houses in Calendar Years Jan 1st to Dec 31st. Parcel H3 is our Sales Area. We will build it out in 2023 (9 homes)

The questions sent to Taylor Wimpey were:

1. The development is under construction and at March 2020, our monitoring recorded that 33 dwellings had been completed and 7 dwellings had not been started (plots 1-7). As these plots will be where your sales centre is currently located, you previously advised that these plots will be completed once all your parcels are completed. Is that still your intention? If not, when will the development be completed?

2. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

3. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 31c: Northstowe – Bovis Homes – parcels H5 & H6**

Using the attached redacted excel plot reports, based on anticipated build completion dates, officers have calculated that a total of 90 dwellings are anticipated to be build complete by 31 March 2021. All these plots are within parcel H6. The redacted excel plot reports also show that the remainder of the plots on parcel H6 are anticipated to be build complete by 31 March 2023.

From: Vistry East Midlands
Sent: 22 February 2021 08:58

See attached redacted excel plot reports. This site is a little difficult as we were only handed this is March 2020. I don't think I counted the 52 dwellings at March 2020 in my calculations. Hopefully you can gather the information you need straight from the attached.

Sent: 19 February 2021 17:53
To: Vistry East Midlands

Having looked at your answers, I have a few queries that I hope that you are able to clarify. I realise that some of the queries I have relate to our different definitions of completions – we count a watertight dwelling – whereas I assume you are counting ready for occupation.

It is my understanding that these two parcels together will deliver 240 dwellings (73 dwellings on H5 and 167 dwellings on H6). Based on the information you have provided, I can only get to a total of 188 dwellings, which leaves 52 dwellings unaccounted for. We did have 52 dwellings completed at 31 March 2020, and therefore this could be those dwellings, except when I look at the plot numbers for completion in 2020-2021 that you have provided many of these are in the 52 dwellings we had as completed at March 2020.

Therefore, I have attached a spreadsheet showing which plots we recorded as completed in March 2020, and which additional plots we already know are completed by March 2021. There are 22 plots that we have recorded as completed that you have not referred to. Are you able to confirm whether these are watertight dwellings? Or tell me which of the plots on the attached spreadsheet we should not have as watertight completions?

As based on the monitoring information we have, I believe there are at total of 77 dwellings completed, and therefore 163 dwellings still to be delivered on these parcels

(90 dwellings on H6 plus 73 dwellings on H5), which is more than the anticipated completions you have provided for 2021-2022, 2022-2023 and 2023-2024.

I would appreciate any help you can give in unravelling the differences between our figures in terms of completions, and any clarity you can provide regarding the delivery of the remaining dwellings.

From: Vistry East Midlands
Sent: 22 January 2021 17:21

1. The development is under construction and at March 2020, our monitoring recorded that 52 dwellings had been completed (plots 158-192, 195-196, 202-205, 208-215, and 218-220), 34 dwellings were under construction (plots 193-194, 197-201, 206-207, 216-217, 221, and 303-324) and 154 dwellings had not been started (the remaining plots). We previously anticipated that 23 dwellings would be completed between 1 April 2020 and 31 March 2021.

55 units anticipated 1st April 2020 – 31 March 2021

2. How many dwellings and which plots had been completed by 31 December 2020?

49 plots 0158- 0167, 0170-0171, 0186-0194, 0196-0215, 0217-0219, 0315-0317, 0320, 0322

3. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

6 plots 0216, 0303, 0318, 0319, 0321, 0324

4. When will the development be completed?

Autumn/Winter 2023

5. How many dwellings do you anticipate will be completed each year?

50

6. What are the anticipated completions for each of the next five years?
   - 2021-2022: 50
   - 2022-2023: 50
   - 2023-2024: 33
   - 2024-2025:
   - 2025-2026:

7. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 31d: Northstowe – Barratt Homes – parcel H7**

From: Barratt / David Wilson Homes
Sent: 25 February 2021 09:23

Apologies, there is a mistake in the answers. The answer to question 6 for 2021-2022 should be 17, not 28. There aren't any additional dwellings, just a miscalculation.

In question 4 it meant to read that everything would be completed before June 2022, i.e. it is forecast that all remaining units will be completed before December 2021.

Sent: 25 February 2021 09:07
To: Barratt / David Wilson Homes

Having looked at your answers, I have a couple of queries just to make sure I haven't missed something.

It is my understand that this parcel has planning permission for 115 dwellings, therefore if 98 dwellings will be completed by 31 March 2021, that only leaves 17 dwellings to be completed in the remainder of 2021 (so in the 2021-2022 monitoring year). However, you have said 28 dwellings. Where do the extra dwellings come from?

And, then in question 4 you say the development will be completed in June 2022, but in question 5 you say the remaining dwellings will be completed in 2021. Will everything be completed by the end of 2021?

From: Barratts / David Wilson Homes
Sent: 24 February 2021 17:39

1. The development is under construction and at March 2020, our monitoring recorded that 40 dwellings had been completed (plots 39-44, 79-109 and 113-115), 60 dwellings were under construction (plots 13-38 and 45-78) and 15 dwellings had not been started (the remaining plots). We previously anticipated that 60 dwellings would be completed between 1 April 2020 and 31 March 2021.

A total of 98 will have been completed.

2. How many dwellings and which plots had been completed by 31 December 2020?

82 in total (including the 40 mentioned above). Plot numbers: 17, 24-31, 34-35, 37-56, 59-72, 74-105, 111-115.

3. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

16

4. You previously advised that the development would be completed in June 2022. Is that still the intention? If not, when will the development be completed?

Yes

5. How many dwellings do you anticipate will be completed each year?

The remainder of the dwellings will be completed in 2021.

6. What are the anticipated completions for each of the next five years?

- 2021-2022: 28
- 2022-2023:
- 2023-2024:
- 2024-2025:
- 2025-2026:

7. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Parcel will be completed by then.

**Response 31e: Northstowe – Barratt Homes – parcel H8**

From: Barratts / David Wilson Homes
Sent: 24 February 2021 17:27

1. The development is under construction and at March 2020, our monitoring recorded that 16 dwellings were under construction and 57 dwellings had not been started. We previously anticipated that 30 dwellings would be completed between 1 April 2020 and 31 March 2021.

This is now 20.

2. How many dwellings and which plots had been completed by 31 December 2020?

9 Plots: 116-119, 121-122, 126-128

3. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

11

4. You previously advised that the development would be completed in June 2023. Is that still the intention? If not, when will the development be completed?

Yes

5. How many dwellings do you anticipate will be completed each year?

45 in 2021 and 19 in 2023. The reason for the pause in building in 2022 is to take account of the site compound. Once it has been relocated from H8 then the final 19 plots will then be able to be completed.

6. What are the anticipated completions for each of the next five years?

- 2021-2022: 45
- 2022-2023: 0
- 2023-2024: 19
- 2024-2025: 0
- 2025-2026: 0

7. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

The Phase will be completed by then.

**Response 31f: Northstowe – Barratt Homes – parcel H9**

From: Barratts / David Wilson Homes
Sent: 24 February 2021 17:31

1. What progress has been made towards delivery of 130 dwellings on parcel H9?

Development not yet commenced.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None.

3. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

To be submitted this month.

4. You previously anticipated that construction would start on site in 2020. Has construction started on site? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

Ground preparation commenced in January 2021.

5. You previously anticipated that the first dwelling(s) would be completed in 2020. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

0

6. When do you anticipate that the first dwelling(s) will be completed?

Forecast for August 2021.

7. When do you anticipate that the development will be completed?

Forecast for January 2023.

8. How many dwellings do you anticipate will be completed each year?

28 in 2021, 90 in 2022 and 12 in 2023 based on current forecast.

9. What are the anticipated completions for each of the next five years on this site?
    - 2021-2022: 28
    - 2022-2023: 90
    - 2023-2024: 12
    - 2024-2025:
    - 2025-2026:

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Parcel will be completed by then.

**Response 31g: Northstowe –Taylor Wimpey – parcel H10**

From: Taylor Wimpey East Anglia
Sent: 17 February 2021 13:16

Yes that would be correct.

Sent: 17 February 2021 12:29
To: Taylor Wimpey East Anglia

Given that you have said in your responses on other parcels/sites that the anticipated completions are based on calendar years, I assume the same is true for this response? On that basis, I assume the anticipated completions of 54 dwellings for 2021-2022 in your response on question 5 are for 2021 and include the 13 dwellings to be completed by March 2021?

On the basis that you have said 52 dwellings a year, which is approx. 1 per week or 4.5 per month, I have reallocated the anticipated completions from January-December years to April-March years on that basis, and get the following:

- April 2020 – March 2021 = 13 dwellings
- April 2021 – March 2022 = 54 dwellings
- April 2022 – March 2023 = 9 dwellings

I would appreciate your confirmation that the information you provided was in calendar years, and that my reallocation seems reasonable.

From: Taylor Wimpey - East Anglia
Sent: 08 February 2021 22:27

1. What progress has been made towards delivery of 76 dwellings on parcel H10? You previously anticipated that construction would start on site in March 2020. Has construction started on site? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

Yes

2. You previously anticipated that 23 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020?

0

3. How many dwellings will be completed between 1 January and 31 March 2021?

13

4. When do you anticipate that the development will be completed?

August 2022

5. How many dwellings do you anticipate will be completed each year?

52 per annum

6. What are the anticipated completions for each of the next five years on this site?

- 2021-2022: 54
- 2022-2023: 22
- 2023-2024:
- 2024-2025:
- 2025-2026:

7. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

No

**Response 31h: Northstowe –Taylor Wimpey – parcel H11**

From: Taylor Wimpey East Anglia
Sent: 08 February 2021 22:23

We calculate our houses in Calendar Years Jan 1st to Dec 31st.

1. The development is under construction and at March 2020, our monitoring recorded that 122 dwellings had been completed (plots 1-107, 132-137, and 143-151), 25 dwellings were under construction (plots 108-131, and 152) and 5 dwellings had not been started (plots 138-142). You previously advised that 25 dwellings would be completed between 1 April 2020 and 31 March 2021.

Yes

2. How many dwellings and which plots had been completed by 31 December 2020?

143

3. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

147

4. You previously advised that the development would be completed in June 2023. Is that still the intention? If not, when will the development be completed?

Yes

5. How many dwellings do you anticipate will be completed each year?

Just 5 that are under the Site Compound in 2023

6. What are the anticipated completions for each of the next five years?
   - 2021-2022: 4
   - 2022-2023: 5
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

7. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 31i: Northstowe – Linden Homes – parcel H12**

No response has been received from Linden Homes.

**Response 31j: Northstowe –Taylor Wimpey – parcel H13**

From: Taylor Wimpey East Anglia
Sent: 19 February 2021 11:14

Missing information as requested;

1. What progress has been made towards delivery of 92 dwellings on parcel H13? You previously anticipated that construction would start on site in January 2021. Has construction started on site? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

No. Starts July 2021

2. You previously anticipated that the first dwelling(s) would be completed in September 2021. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

July 2022

3. When do you anticipate that the development will be completed?

January 2025

Sent: 17 February 2021 12:57
To: Taylor Wimpey East Anglia

Are you able to provide responses to questions 1-3 below, to go alongside your anticipated completions?

It would be helpful to know whether you have started on site, when the first completions will be and when the development is anticipated to be completed (which are questions 1-3 below) as for our purposes we need anticipated completions based on April-March years, rather than January-December years. And therefore knowing these will help me reallocate your anticipated completions figures.

Based on your anticipated build out rates for parcel H10 of approx. 52 dwellings a year, therefore approx. 1 dwelling per week or 4.5 dwellings per month, which I assume will apply to this parcel as well, I have so far arrived at the following:

- April 2020 – March 2021 = 0 dwellings
- April 2021 – March 2022 = 0 dwellings

- April 2022 – March 2023 = 35 dwellings (2022 anticipated completions plus a quarter of 2023 anticipated completions, assuming no completions before 1 April 2022)
- April 2023 – March 2024 = 53 dwellings (a full year of completions)
- April 2024 – March 2025 = 4 dwellings (the remaining dwellings)

I would appreciate your confirmation on the timings for starting and finishing this parcel, and also that my reallocation seems sensible.

From: Taylor Wimpey East Anglia
Sent: 08 February 2021 22:18

We calculate our houses in Calendar Years Jan 1st to Dec 31st.

2022 – 23
2023 – 53
2024 – 16

The questions sent to Taylor Wimpey were:

1. What progress has been made towards delivery of 92 dwellings on parcel H13? You previously anticipated that construction would start on site in January 2021. Has construction started on site? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

2. You previously anticipated that the first dwelling(s) would be completed in September 2021. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

3. When do you anticipate that the development will be completed?

4. How many dwellings do you anticipate will be completed each year?

5. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 32: Northstowe – Phase 2**

From: Homes England
Sent: 03 March 2021 15:57

The detailed breakdown (adding up to 406) is as follows:

- 2021-2022: 43
- 2022-2023: 115
- 2023-2024: 92
- 2024-2025: 94
- 2025-2026: 62

This is based on Urban Splash's phasing and reflects the agreed contractual drawdown dates.

Sent: 19 February 2021 15:43
To: Homes England

As Phase 2a has detailed planning permission and is being built out, it falls within a different part of the definition of deliverable to remainder of phase 2 when considering five year housing land supply. We would like to separate this parcel out from the remainder of phase 2 in terms of anticipated completions. Are you able to tell us how many completions in each of the next five years are for Phase 2a?

From: Homes England
Sent: 11 February 2021 17:17

1. Phase 2 of Northstowe has outline planning permission. What progress is being made towards delivery of up to 3,500 dwellings on this site?

A range of enabling infrastructure has been delivered on site or is under construction, including the primary access road, bus route, education campus, and SUDS/flood attenuation. There continues to be progress with discharging planning conditions, including the approval of a Design Code, Town Centre Strategy and a Phasing Strategy. Over £30m of planning obligation contributions have been paid.

Urban Splash are progressing the delivery of 406 homes on Phase 2A, following reserved matters consent in February 2020. The marketing suite is on site, and open by appointment only. The first occupations are expected in Summer 2021. Keepmoat are also progressing detailed designs for approximately 298 homes on Phase 2B, and are expected to submit reserved matters in spring 2021.

2. Phase 2A (Urban Splash) has reserved matters permission for 406 dwellings and you previously advised that construction would start on site in April / May 2020, with the show homes on site in December 2020. We previously anticipated that 20 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

There are no dwellings currently completed on site, however the show homes are anticipated February 2021. The first completions are anticipated on Phase 2A in Summer 2021.

3. You (Urban Splash) previously advised that phase 2A would be completed in 2024. Is that still your intention? If not, when do you anticipate that phase 2A will be completed?

Phase 2A is anticipated to be completed in 2025/6.

4. Phase 2B is being delivered by Keepmoat Homes and pre-application discussions are in progress. How many dwellings are anticipated on Phase 2B?

Around 298 homes.

5. The Council has a Planning Performance Agreement (PPA) with Keepmoat Homes Limited for the pre-application discussions and period up to the determination of the reserved matters planning application for Phase 2B. I would be grateful if you could confirm that the following summary of this PPA is correct:
   - The PPA between South Cambridgeshire District Council and Keepmoat Homes Limited was signed in December 2020.
   - The PPA sets out requirements and timescales for engagement, consideration and determination of the reserved matters planning application, including the pre-application process.
   - The agreement is effective for the period up to the determination of the reserved matters planning application and any subsequent discharge of conditions applications.
   - The timetable as currently set out in the PPA is for the pre-application process to be completed in February 2021, for the planning application to be submitted in April 2021, and for the planning application to be determined in July/August 2021. The PPA also sets out a start on site of Q1 2022. The timetable will be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.

Homes England understands Keepmoat have entered into a PPA but Homes England have not been party to the agreement and therefore cannot answer this question.

6. What is the delivery programme for Phase 2B? If construction is anticipated to start on site in Q1 2022, when do you anticipate that construction will start on the first dwelling(s)? When do you anticipate the first dwelling(s) will be completed? When do you anticipate that Phase 2B will be completed?

Phase 2B is anticipated to commence in late 2021/early 2022, and be completed by 2025/26. The first dwellings are expected to be completed in 2023.

7. Have development partner(s) been appointed for the remainder of the parcels in Phase 2? If not, what are your intentions regarding securing developers to bring forward the delivery of the remainder of Phase 2?

It is proposed that Homes England will continue to act as master developer for Phase 2, and will seek development partners to deliver serviced plots. Development partners have not yet been identified for the remaining parcels in Phase 2 at this stage however work is progressing on a detailed delivery strategy for the town centre.

8. I understand that Homes England are looking to bring forward the delivery of the Town Centre, which will include residential development. How many dwellings are anticipated within the Town Centre? What is the delivery programme for the Town Centre? When do you anticipate that a reserved matters planning application will be submitted? When do you anticipate that construction will start on the first dwelling(s)? When do you anticipate the first dwelling(s) will be completed? When do you anticipate the development will be completed?

The town centre will include a residential element, and will deliver around 1,000-1,200 apartments. The first phase of the town centre (including the civic hub) is anticipated to start delivery 2023-24, with subsequent commercial phases delivered from 2024. Reserved matters for the town centre are expected to be submitted in 2022, and the first dwellings likely to be completed in 2023. The town centre is expected to be completed by 2029.

9. What is your programme for the submission of further reserved matters applications for residential development on the remaining parcels in Phase 2? What is your programme for the delivery of these parcels?

The delivery of the remaining Phase 2 parcels are likely to be brought forward in parallel with town centre delivery, between 2023 and 2031.

10. What are the anticipated completions for the whole of this site for each of the next five years, for each of the parcels within Phase 2?

Completions below relate to Phase 2 as a whole, as currently anticipated:

- 2021-2022: 40
- 2022-2023: 160
- 2023-2024: 300
- 2024-2025: 340
- 2025-2026: 310

11. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Build out rate for 2026-27 onwards is expected to be similar to 2025/6, likely ranging between 250-400 dwellings per annum.

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome

How Homes England continue to deliver Phase 2 is subject to further internal approvals, however we do not foresee any factors affecting delivery at this time. This applies to all responses provided, and could be subject to change.

**Response 33: Northstowe – Phase 3**

From: Homes England
Sent: 29 January 2021 12:56

1. The Council is considering two outline planning applications for phase 3 of Northstowe. What progress is being made towards delivery of up to 5,000 dwellings on this site?

Outline applications were submitted in April 2020 for both 3A and 3B, and updated material was submitted January 2021. Reports to Planning Committee are expected in April 2021 and work has commenced on the S106 planning obligations package. Following planning consent, work will commence on reserved matters and fulfilling pre-commencement conditions. Some infrastructure relevant to Phase 3A was consented as part of the Phase 2 works, and is already under construction. This includes the Phase 2 Primary access road (which runs through Phase 3A north to south, and forms the central primary route), dedicated busway which will branch off the Cambridgeshire Guided Busway, a roundabout and dual carriageway access known as the Southern Access Road West (SARW), which adjoins 3A on the south-west boundary. Phase 2 is also delivering a range of other infrastructure that also provides for Phase 3, such as flood attenuation ponds, secondary school, primary healthcare and library provision etc. The delivery strategy for phase 3 is being refined and work is progressing on the acquisition of County land at Phase 3B.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

How Homes England deliver Phase 3 is subject to further internal approvals, and could be subject to change. This applies to all questions below. Significant upfront infrastructure and archaeological costs are factors for the development of Northstowe Phase 3.

3. You previously advised that Homes England would act as the master developer and that delivery options were being explored. Has a development partner(s) been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

The intention remains that Homes England will be acting as master developer for Phase 3, and will seek development partners to deliver serviced plots. Once outline consent is secured, progress towards procuring a development partner/partners for 3A will commence to deliver a high quality scheme.

4. You previously anticipated that infrastructure works would start on site in 2023. Is that still your intention? What is your programme for the submission of reserved

matters applications for the initial infrastructure needed for this site? What is your programme for the delivery of this infrastructure?

As stated above, some infrastructure works are already underway as part of the Phase 2 consent. Further infrastructure works are likely to commence in 2023, and finish in 2036. Assuming planning consent is received in 2021, it is expected that reserved matters for strategic elements (earthworks and engineering) will be secured by the end of 2022.

5. You previously advised that construction would start on the first dwelling(s) in 2024 and that the first dwelling(s) would be completed in 2025. Is this still your intention? What is your programme for the submission of subsequent reserved matters applications for residential development? What is your programme for the delivery of the residential development on this site?

First residential dwellings expected on 3A in 2023. Once outline consent is received, work will commence on reserved matters, seeking consent by the end of 2022.

6. How many dwellings do you anticipate will be completed each year?

Delivery potentially ranging from circa 250-400 dwellings per year.

7. What are the anticipated completions for each of the next five years?

Answers refer to Phase 3A only, as 3B is anticipated to be brought forward later in the development build out.

- 2021-2022: 0
- 2022-2023: 0
- 2023-2024: 50
- 2024-2025: 120
- 2025-2026: 150

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026? See response to question 6.

9. A Planning Performance Agreement (PPA) is in the process of being agreed between the Council and Homes England for the outline planning application process for both phases 3a and 3b. I would be grateful if you could confirm that the following summary of this PPA is correct:
   - The PPA sets out requirements and timescales for engagement, consideration and determination of the outline planning application.
   - The agreement is effective for the period up to the determination of the outline planning application.

- The PPA currently includes the proposed date for planning committee as April 2021, and the proposed date for the signing of the s106 agreement as June / July 2021.
- The PPA allows the timetable to be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.

Bullet points 1, 3 & 4: Correct

Bullet point 2 amended to say “The agreement is effective for the period up to the determination of the outline planning application and in respect of reserved matters applications for strategic engineering and landscaping, and the discharge of any conditions and obligations and non-material amendments attached to that approval. Alternatively, it might be that further PPAs are agreed for later phases of development.”

**Response 34a: Waterbeach New Town – western part – Urban & Civic**

From: David Lock Associates
Sent: 12 February 2021 16:43

1. The site has outline planning permission and I understand that construction of the first phase of infrastructure has started on site. What progress has been made towards delivery of up to 6,500 dwellings on the site?

Outline planning permission for the development of Waterbeach Barracks was granted on 25 September 2019. Following the outline consent, SCDC approved the relevant site wide pre-commencement conditions and the Key Phase 1 Development Framework including the KP1 Design Code which was considered by SCDC's Planning Committee on 16 June 2020.

A major Reserved Matters Application (RMA) for a substantial element of the Green, Blue and Grey Infrastructure for KP1 North was approved by SCDC on 21 August 2020.

Construction activity has commenced on site. Works to clear and prepare the site for development commenced on 09 September 2020. These enabling works were completed in the middle of January 2021, and earthworks are ongoing. U&C has appointed a contractor to complete the civil engineering works for the green, grey and blue infrastructure for Key Phase 1 and these works will commence at the end of February / early March 2021. It is anticipated that the infrastructure serving KP1 will be completed by Q4 2021/22.

Housebuilder partners have been selected for the first residential parcels, Northern Woods (c.1.72 ha) and Eastern Woods (c.1.96 ha). It is anticipated that RMAs for the first residential parcels will be submitted by the housebuilders in Q2 2021/22.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Cost factors - U&C has advised that there are has been no cost factors which have negatively impacted the delivery of the development. All tenders received to date have been within U&C's budgeted assumptions. U&C competitively tenders all contracts, thus mitigating the impact of individual supplier price increases.

Market factors – in the context of the ongoing COVD-19 pandemic and the challenges to delivery presented by the associated restrictions in early 2020, with two housebuilder partners in place U&C has made very positive start to the early delivery of the development which is broadly consistent with its 'pre-COVID' expectations. U&C anticipates that housing delivery will continue to accelerate and is developing its build

to rent (BtR) strategy which could further contribute to a healthy rate of delivery and further widen the housing offer to meet market demands.

3. You previously advised that the first reserved matters for residential development would be submitted in December 2020. I understand that initial discussions are taking place with two housebuilders. How many dwellings are anticipated on each of these parcels? When are the reserved matters planning applications likely to be submitted?

As above, U&C did experience some delay to delivery in early 2020 due to the restrictions associated with the COVID-19 pandemic as the development industry adjusted and adapted to changed working practices.

However, it is anticipated that the RMA's for the first residential parcels will be submitted in Q2 2021/22. The precise number of dwellings to be delivered from these parcels is to be confirmed. However, indicatively the parcels could yield:

Northern Woods – 80-100 dwellings.
Eastern Woods – 110 – 120 dwellings.

4. You previously advised that construction would start on the first dwelling(s) in April-June 2021. What is your anticipated delivery timetable for the build out of the first residential parcels? When do you anticipate construction will start on the first dwelling(s)? When do you anticipate the first dwelling(s) will be completed?

U&C anticipate that construction of the first dwellings at the Northern Woods or Eastern Woods parcels will commence in Q3 2021/22 and that first occupations will be in Q3 2022/23.

5. What are your intentions regarding securing developer(s) to bring forward the delivery of further residential parcels on the site?

U&C's experiences of delivery from its other strategic development sites in Cambridgeshire and nationally, demonstrates the importance of early placemaking through the delivery of high quality green, grey and blue infrastructure and excellent schools and other facilities. This maintains demand for parcels and therefore a consistent supply of housing delivery. The delivery of the first two residential parcels are critical to establishing the quality and character of the development and U&C's commitment to placemaking from the outset.

U&C's master developer model with retained responsibility for the delivery of strategic grey, green and blue infrastructure provides de-risked serviced land parcels to the market and ensures that U&C's housebuilder partners are able to focus upon marketing, housing construction and completions for parcels.

U&C intends to bring forward a further residential parcels within KP1 N for development in 2021/22 so that housing delivery established via the first parcels is maintained at anticipated rates.

6. What is the programme for the submission of reserved matters application(s) for further residential parcels on this site? What is your anticipated delivery timetable for the build out of these further parcels?

U&C's delivery strategy anticipates that a further residential parcels (c.300 homes) will be brought forward in 2021 with RMA's submitted thereafter. We anticipate these parcels to be built out by 2024/25.

7. When do you anticipate that the development will be completed?

The development will be delivered through multiple phases over an extended construction programme of around 15-20 years. U&C's delivery trajectory assumes a conservative rate of delivery at an average of 250 dwellings per annum but U&C anticipates that rates of delivery would increase once the delivery of parcels has been established.

8. How many dwellings do you anticipate will be completed each year?

A conservative estimate for delivery would be an average delivery of 250 dwellings per annum.

9. What are the anticipated completions for each of the next five years?
   - 2021-2022: 0
   - 2022-2023: 80
   - 2023-2024: 265
   - 2024-2025: 265
   - 2025-2026: 265

U&C has revised down its anticipated delivery for 2022-2023 (revised to 80 from 125) to reflect the minor delay to the submission of RMA for the first residential parcels as described above. However, U&C also anticipates that there would be higher delivery during the five year period than a conservative assessment of the annual rate of delivery for the development (250 dwellings per annum). On this basis, U&C continues to forecast that it will deliver the balance from the reduced delivery in 2022-23 in the following three years.

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Yes, conservatively, it is reasonable to assume that delivery would continue to be around 250 dwellings per annum for this period. However, U&C anticipates that delivery will be much higher than forecast once housing delivery has been established.

11. The Council has a Planning Performance Agreement (PPA) with Urban & Civic. I would be grateful if you could confirm that the following summary of this PPA is correct: “A Planning Performance Agreement for the planning application process is in place, which states that target decision dates for determination of applications will be within statutory timeframes unless agreed through reasoned justification.”

The summary above is correct, in relation to ‘Target Decision Date’ the PPA states that decisions will be made:

Within statutory timeframes for the discharge of planning conditions and determining planning applications unless otherwise agreed through reasoned justification”

**Response 34b: Waterbeach New Town – eastern part – RLW Estates**

From: Boyer Planning
Sent: 11 February 2021 15:23

As set out in the responses below, and as you will be aware, the Planning Committee of South Cambridgeshire District Council resolved to grant outline planning permission, subject to completion of a Section 106 Agreement (Ref: S/2075/18/OL) at its meeting on 29th January 2021. As attention is now therefore turned to finalising that agreement, and in view of the various relevant factors set out below, we look forward to continuing to work with officers and other relevant agencies to conclude this process and to facilitate delivery of the development, including new homes that will be important to the housing land supply of the district for many years to come, at the earliest opportunity. In this regard it is also noted that a key issue to be addressed within the Greater Cambridge Local Plan, following comments from the Local Plan Inspectors in finding the current Local Plan sound, is the demonstration of progress in delivery of Waterbeach New Town.

Set out below are responses to each of the questions posed within your e-mail:

1. I understand that the outline planning application will be considered by the Councils planning committee on 29 January 2021, with a recommendation for approval. What progress has been made towards delivery of up to 4,500 dwellings on the site?

A resolution to grant outline planning permission was secured, subject to completion of a Section 106 Agreement, at planning committee on 29th January 2021. A key focus since submission of the outline application in May 2018 has therefore been on ensuring approval of the application in terms of working with SCDC officers and other stakeholders on a range of technical considerations, and will now need to turn to finalisation of the legal agreement, as well as other matters (referred to further below).

Progress has also be made towards delivery of the relocated railway station, for which Full planning permission was granted in January 2020. This has reached and completed GRIP 3 stage in respect of the rail industry's Governance for Rail Investment Projects (GRIP) management process. [REDACTED]

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

A Financial Viability Assessment was submitted as part of the outline planning application and has been verified by Gerald Eve on behalf of SCDC. Overall viability has therefore been a material consideration in establishing an acceptable package of contributions and appropriate level of affordable housing that will be confirmed within the Section 106 Agreement. A Viability Review Mechanism will form part of the agreed

approach, with an appropriate share in increased surplus being directed firstly towards topping up a flexible transport fund, and in turn enhanced levels of affordable housing.

The draft planning permission includes a Grampian condition (15) requiring connection to/from the A10 and opening of the relocated railway station prior to any residential occupations. The former is governed by provisions within the Section 106 Agreement for Waterbeach New Town West (former Waterbeach Barracks, WNTW) for securing of connection between the two landholdings, termed the Links Protocol/Arrangement, which includes a mechanism by which any associated commercial agreement is likely to be settled. Application of the protocol has the potential to become a protracted process that could lead to delay and uncertainty, which could in turn constrain further investment.

This condition and associated Links Protocol could potentially represent a significant constraint over the timing of development for Waterbeach New Town East (WNTE) as currently framed, with the condition, as amended at committee, placing greater emphasis on securing delivery of the relocated station (to the exclusion of other alternative options) at the earliest opportunity.

Delivery of the relocated station will be subject to submission of a Construction and Environmental Management Plan which will govern arrangements for its construction, in the context of condition discharge requirements.

3. What are your intentions regarding securing developer(s) to bring forward the delivery of residential parcels on the site?

It is intended that a standard “Master Developer” delivery model will be pursued. What is your programme for the submission of reserved matters applications for the initial infrastructure needed for this site?

4. What is your programme for the delivery of this infrastructure?

The scheme for relocation of the Railway Station already has full planning permission and therefore does not require submission of any Reserved Matters details as such. In respect of the wider WNTE development it is envisaged that the initial Reserved Matters submission would be made in respect of the RLW portion of the southern road connection from the A10 (via and connecting with the equivalent feature within the WNTW site). Clearly this is dependent on a degree of co-ordination with the owners and developers of the WNTW site, including in respect of Reserved Matter submissions for their section of the link road in question, and subject to stages set out within the Links Protocol as referred to above (unless alternative provisions can be agreed). It will also need to follow on from conclusion of the Section 106 Agreement for WNTE and other associated precursor condition discharge submissions, including approval of Design Codes relevant to this road link.

Whilst timescales cannot therefore be specified precisely, it is envisaged, with concerted effort and co-ordination from all parties concerned, that RLW's Reserved Matters submission for the link road could be made within approximately 1-2 years (21/22 – 22/23), although this could be delayed significantly in the event that key stages outlined above were themselves subject to delay.

In respect of delivery of the link road it should be noted that under the terms of the Link Road Arrangement SCDC is required to give a minimum of 3 years' notice for its provision, meaning that construction of the road within the WNTE site would not commence for at least 3 years, unless some alternative arrangement could be agreed, as a means of facilitating earlier delivery and achieving the Council's key objective of securing opening of the station, with access from the A10, at the earliest juncture.

5. What is the programme for the submission of reserved matters application(s) for residential parcels on this site?

Similar considerations apply to progression of development and associated proposals for the residential parcels, not least as a consequence of the restrictive condition (15) and arrangements for securing of the link road referred to above. However, it is similarly envisaged that with positive commitment from and co-ordination between all parties, the Reserved Matters submissions for the first residential (or feasibly mixed use) parcel could be made within approximately 1-2 years (21/22 – 22/23), although could equally be delayed significantly in the event that key stages outlined above were themselves subject to delay.

6. When do you anticipate that construction of the first dwelling(s) will start on site?

Following on from the broad anticipated timescales for submission of first Reserved Matters for any parcel containing residential uses set out above it is envisaged that construction of the first dwellings on the WNTE site could potentially commence in approximately 2-3 years (22/23 - 23/24). It should however be noted that this depends on timely resolution of the Links Arrangement (or ideally alternative agreement being reached) and subsequent delivery of the A10 link as required, as consequence of a concerted and co-ordinated approach, aimed at securing early delivery of both this link and the relocated station.

Furthermore, significant delay in the securing of funding for the relocated station, and/or implementation of the link road, could result in more substantial delay in overall timescales for achieving delivery of housing on the site. With progression of development on the WNTW site beyond 1,600 dwellings also contingent on the relocated station being in place, the implications of delay on the 5YHLS could be even wider reaching. In that regard, certainty that the station is to be delivered at an early

stage will also assist rates of development at WNTW, providing confidence that continuity of development beyond 1,600 dwellings can be achieved.

7. When do you anticipate that the first dwelling(s) will be completed?

It is anticipated that first dwelling completions could be achieved within approximately 3-4 years (23/24 - 24/25), subject to the caveats set out above.

8. When do you anticipate that the development will be completed?

It has always been noted that the development would take some time to complete (approximately 20 years from commencement). Based on the timescales set out above, it is therefore considered that WNTE could be fully built out by around 2045, although given the scale of development this is clearly only an approximate estimation.

9. How many dwellings do you anticipate will be completed each year?

Once the site has been established and rate of development has “got up to speed” (beyond the first couple of years) it is expected that this would reach a consistent level of approximately 250 dwellings per annum. Slightly reduced levels would be anticipated in the first 2 years (say 100 and 200 respectively).

10. What are the anticipated completions for each of the next five years?

- 2021-2022: 0
- 2022-2023: 0
- 2023-2024: 100*
- 2024-2025: 200*
- 2025-2026: 250*

*It should be noted that achievement of the completions indicated here would be dependent on early confirmation of funding for relocation of Waterbeach railway station and early delivery of the access road from the A10.

11. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Yes, it is anticipated that beyond 2025-26 the rate of completions, having gradually increased in preceding years, would continue at a consistent average rate of 250 dwellings per annum for the WNTE site, as set out above.

**Response 35: Bourn Airfield New Village**

From: Countryside
Sent: 16 March 2021 10:36

In summary, we have slipped the delivery of homes back by 12 months to account for delays to the programmed determination of the application since the previous submission. We have assumed for this purpose that strategic transport intervention is delivered to allow the continuous delivery of homes beyond the 500th unit, but this is subject to change dependant on the programme of delivery of that scheme.

1. I understand that the outline planning application will be considered by the Councils planning committee on 19 February 2021, with a recommendation for approval. What progress has been made towards delivery of up to 3,500 dwellings on the site?

Planning Committee resolved to grant planning permission on 19th February. We are now working on the S106 Agreement with a June target date for signing the document.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The biggest constraint on the delivery of the development will be the successful and timely delivery of the strategic transport intervention do the constraint on delivery aligned with this of draft Condition 13.

3. You previously advised that Countryside Properties will be the master developer for the site but that you had not decided whether there would be other developers bringing forward parcels within the site. What are your intentions regarding securing developer(s) to bring forward the delivery of residential parcels on the site?

The intention remains that Countryside will be the master developer of the site, however bringing forward a site of this scale is likely to involve other developers in addition Countryside. We have no further information on quantum, timing or who these would at present as this is yet to be determined.

4. What is your programme for the submission of reserved matters applications for the initial infrastructure needed for this site? What is your programme for the delivery of this infrastructure?

We would like to start construction on site as soon as is practicable following the grant of outline planning permission. The permission will require the production of a design code in additional to reserved matters so we need to work with your Development Management colleagues to determine a programme which incorporates this

workstream, and considers how infrastructure consents sit alongside this. We are now assuming that the first housing completions will occur in 2023/24.

5. What is the programme for the submission of reserved matters application(s) for residential parcels on this site?

Ideally we would like to have these running alongside the infrastructure RMs so that an accurate entire vision of the first phases of the site is able to be presented to the public and Members; but we need to discuss the programme of the Design Code and RMs with your colleagues.

6. You previously advised that house building would start on site in spring 2021. When do you anticipate that construction of the first dwelling(s) will start on site?

We are currently assuming that our start on site has been pushed back by 12 months.

7. You previously advised that the first dwelling(s) would be completed in 2022. Is this still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

We are now assuming that first completions will be in 2023.

8. When do you anticipate that the development will be completed?

We anticipate that there will be a 15-20 year construction period, this will be dependant on market cycles etc during this time.

9. How many dwellings do you anticipate will be completed each year?

We anticipate that it will take 4 years to get to full build out rates, these continue to be predicted at 150 homes per annum – however, we are mindful that our Gt Kneighton development at its peak delivered much higher rates than this so this is an achievable and realistic assumption which takes market cycles into account.

10. What are the anticipated completions for each of the next five years? Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

| **Year / Dwellings** | **Housing Completions per Annum** | **Cumulative Total** |
|---|---|---|
| 2023-2024 | 35 | 35 |
| 2024-2025 | 75 | 110 |
| 2025-2026 | 120 | 230 |
| 2026-2027 | 150 | 380 |
| 2027-2028 | 150 | 530 |
| 2028-2029 | 150 | 680 |
| 2029-2030 | 150 | 830 |
| 2030-2031 | 150 | 980 |
| 2031-2032 | 150 | 1,130 |
| 2032-2033 | 150 | 1,280 |
| 2033-2034 | 150 | 1,430 |
| Post 2034 | 2,070 | 3,500 |

## Allocations in the Rural Area

### Response 36: Cambourne - additional 950 dwellings

From: Taylor Wimpey East Anglia
Sent: 08 February 2021 22:37

We are just building out our last few houses here which will be finished by the summer of 2021. (10 houses).

The questions sent to Taylor Wimpey were:

1. The development is under construction and you previously advised that the remaining 7 dwellings would be completed between 1 April 2020 and 31 March 2021. By 31 December 2020, 4 of the 7 dwellings had been completed (plots 28-31). How many dwellings and which plots will be completed between 1 January and 31 March 2021?

2. When will the development be completed?

3. How many dwellings do you anticipate will be completed each year?

4. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 37: Fulbourn & Ida Darwin Hospitals**

From: Morris Homes
Sent: 3 March 2021, 16:06

1. The site has outline planning permission and I understand that a reserved matters planning application is in the process of being validated. The first phase of demolition of the existing buildings has been completed. What progress has been made towards delivery of 203 dwellings on the site?

At present we are in the statutory planning process and are discussing the application with the local planning authority with a view to being in a position for a determination as soon as possible.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Not known at this stage.

3. You previously advised that construction would start on the first dwelling(s) in November 2021. Is that still your intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Anticipated start on site Jan 2022 subject to planning and acquisition allowing a site start.

4. You previously advised that the first dwellings would be completed in June 2022. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

July 2022 - subject to planning and acquisition allowing a site start.

5. When will the development be completed?

Approx. 2026

6. How many dwellings do you anticipate will be completed each year?

60-70 dwellings per year

7. What are the anticipated completions for each of the next five years?
   - 2021-2022: 0
   - 2022-2023: 50
   - 2023-2024: 70

- 2024-2025: 70
- 2025-2026: 13

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 38: Land off Fulbourn Old Drift**

From: PRC Architecture & Planning
Sent: 12 January 2021 11:46

1. What progress has been made towards delivery of 10 dwellings on the site?

Currently under construction

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Main issues are COVID related in terms of materials and workforce

3. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?

Yes

4. You previously advised that the first dwelling(s) would be completed in the second quarter of 2021. Is this still the intention? If not, when will the first dwelling(s) be completed?

Completion of all dwellings anticipated August 2021

5. You previously advised that the development would be completed in the second quarter of 2021. Is this still the intention? If not, when will the development be completed?

Completion of all dwellings anticipated August 2021

6. How many dwellings do you anticipate will be completed each year?

All 10 in 2021

7. What are the anticipated completions for each of the next five years for this site?
   - 2021-2022: 10
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 39: Papworth West-Central - south of Church Lane**

From: Flagship Group
Sent: 09 February 2021 17:23

1. The development is under construction and 3 homes have been completed up until 31st Dec 2020. We are anticipating a further 9 homes being completed by 31st March 2021, although occupation may be difficult due to the ongoing delays we are experiencing with negotiations on the s.106 agreement and the community building!

2. The completion date of the development will be some time late 2021 early 2022.

3. All remaining homes should be completed by early 2022.

4. We have no further developments within the Greater Cambridge area for development

The questions sent to Flagship Group were:

1. The development is under construction and 20 dwellings are anticipated to be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

2. You previously advised that the development would be completed in August / September 2021. Is that still the intention? If not, when will the development be completed?

3. How many dwellings do you anticipate will be completed each year?

4. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 40: Papworth West-Central - Catholic Church site**

From: Partners in Planning
Sent: 12 March 2021 12:07

1. What progress has been made towards delivery of the 4 dwellings on the site?

Submission of discharge of conditions application Dec 20. Work now commenced on site.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

No but have been submitted.

4. When do you anticipate that construction of the first dwelling(s) will start on site?

March 2021

5. When do you anticipate that the first dwelling(s) will be completed?

March 2022

6. The landowner previously anticipated that the development would be completed in 2021-2022. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

7. How many dwellings do you anticipate will be completed each year?

4

8. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022: 4
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:

- 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/a

**Response 41a: Cambourne West (land north west of Lower Cambourne) – Taylor Wimpey**

From: Taylor Wimpey East Anglia
Sent: 08 February 2021 22:35

1. What progress has been made towards delivery of up to 2,350 dwellings on the site?

On Site Digging Foundations

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Materials, Supply, Labour, Covid 19. All factors against the fluid delivery of housing against and uncertain economic backdrop.

3. Taylor Wimpey has two reserved matters permissions (20/01536/REM and 20/01640/REM) for housing that will deliver 476 dwellings. Has construction started on the first dwelling(s) on either of these permissions? If not, when will construction start on the first dwelling(s) on these permissions?

We aim to start lifting houses on the first RMA scheme in February / March 2021

4. What is the remainder of the delivery programme for the two Taylor Wimpey permissions? When will the first dwelling(s) be completed? When will these permissions be completed?

First Occupied Homes will be in October 2021.

5. Bovis Homes / Vistry has one reserved matters permission (S/4537/19/RM) for housing that will deliver 200 dwellings. You previously advised that construction would start on this permission in September 2020. Has construction started on the first dwelling(s) on this permission? If not, when will construction start on the first dwelling(s) on this permission?

Vistry to respond (but likely to reflect TW timescales above).

6. You previously advised that the first Bovis Homes / Vistry dwelling(s) would be completed in March/April 2021. Is this still the intention? What is the remainder of the delivery programme for the Bovis Homes / Vistry permission? When will this permission be completed?

Vistry to respond – but likely a little later

7. The Council is considering a second reserved matters application (20/02543/REM) from Bovis Homes / Vistry for 150 dwellings. When will construction start on the first dwelling(s) on these parcels? When will these parcels be completed?

Vistry to respond.

8. I understand that Phase 1 is anticipated to deliver 969 dwellings, and that so far planning applications have been submitted for 826 dwellings. When will the reserved matters application(s) for the remaining 143 dwellings on Phase 1 be submitted? What is your anticipated delivery programme for these 143 dwellings?

Likely Summer 2021 submission.

9. What is your programme for the submission of subsequent reserved matters applications for residential development on later phases? What is your programme for the delivery of these later phases?

Not confirmed 2022 at the earliest.

10. How many dwellings do you anticipate will be completed each year by Taylor Wimpey and Bovis Homes / Vistry?

180 per year between us

11. 11. What are the anticipated completions for each of the next five years for Taylor Wimpey and Bovis Homes / Vistry?
    - 2021-2022: 100
    - 2022-2023: 180
    - 2023-2024: 180
    - 2024-2025: 180
    - 2025-2026: 180

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Yes

**Response 41b: Cambourne West (land north west of Lower Cambourne) – Bovis Homes**

No response has been received from Vistry / Bovis Homes.

**Response 42: Cambourne West (Land within the Business Park)**

From: [REDACTED, a developer]
Sent: 12 March 2021 17:16

We think it will be a 2-3 year build.

Sent: 09 March 2021 09:59
To: [REDACTED, a developer]

Do you know what the anticipated build out rate might be i.e. how many dwellings (market and affordable) would be completed each year?

Telephone conversation with [REDACTED, a developer] on 4 March 2021:

- Advised that the purchase of the land is due to take place in April 2021.
- Anticipates that a planning application will be submitted in September 2021 following pre-application discussions.
- Anticipates that construction will start on site in June 2022.
- Anticipates that the first dwelling(s) will be occupied in May 2023.

From: U+I
Sent: 4 March 2021, 16:21

The land in question is under offer but not yet sold. The purchaser intends to develop the plot for housing post-acquisition. If the acquisition falls through, U+I will most likely sell our interest in the land to another party.

**Response 43: Dales Manor Business Park, Sawston**

The Council has been unable to identify the landowner(s) and therefore contact them or their agent(s).

**Response 44: Land north of Babraham Road, Sawston**

From: Hill
Sent: 12 January 2021 11:35

1. 12 units completed by December 2020. 10 units to be completed between December 2020 and March 2021.
2. The intention is to be completed towards the end of 2022.
3. March 2021 - March 2022 = 80 units, March 2022 - March 2023 = 56 units
4. See above.
5. No plots to be built past 2022-2023.

The questions sent to Hill were:

1. The development is under construction and you previously advised that 41 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

2. You previously advised that the development would be completed in 2023-2024. Is that still the intention? If not, when will the development be completed?

3. How many dwellings do you anticipate will be completed each year?

4. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 45: Land south of Babraham Road, Sawston**

From: [REDACTED, a housebuilder]
Sent: 20 January 2021 08:45

1. What progress has been made towards delivery of 260 dwellings on the site?

Headline terms for the purchase of the site have been agreed with the landowners with a view to exchanging contracts in March. Early pre-application discussions started in January 2021 and further details on our proposed application timetable are provided below.

2. An outline planning application was not submitted in 2020 as had previously been anticipated by the agent on behalf of the landowners. I understand that you are starting pre-application discussions with the Greater Cambridge Shared Planning Service and the County Council on this site. When do you anticipate that a planning application for housing will be submitted? Will you be submitting an outline planning application or full planning application?

We are targeting the submission of a full application in the Summer 2021.

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Not at present.

4. The agent on behalf of the landowners anticipated that construction would start on site in 2021-2022? Is that also your intention? If not, when will construction of the first dwelling(s) start on site?

Construction work is now expected to start during monitoring year 2022/23.

5. The agent on behalf of the landowners anticipated that the first dwellings would be completed in 2021-2022? Is that also your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

The first occupation is expected in monitoring year 2023/24.

6. When do you anticipate the development will be completed?

The development should be completed during monitoring year 2028/29.

7. How many dwellings do you anticipate will be completed each year?

We anticipate 50 dwellings will be completed each year once construction is up and running.

8. What are the anticipated completions for each of the next five years on this site?
    - 2021-2022: 0
    - 2022-2023: 0
    - 2023-2024: 33
    - 2024-2025: 50
    - 2025-2026: 50

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Yes

**Response 46: Land north of Impington Lane, Impington**

No response has been received from Hill.

**Response 47: Land west of New Road, Melbourn (land south west of Victoria Way)**

Telephone conversation with Granary Developments on 22 February 2021:

1. The development is under construction and you previously advised that the remaining 5 dwellings on plots 35-39 would be completed between 1 April 2020 and 31 March 2021. How many dwellings and which plots had been completed by 31 December 2020? How many dwellings and which plots will be completed between 1 January and 31 March 2021?

All 5 dwellings to be completed by 31 March 2021.

2. When will the development be completed?

March 2021

3. How many dwellings do you anticipate will be completed each year?

4. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 48: Land west of New Road, Melbourn (land at 36 New Road)**

Telephone conversation with Prime Crest Homes on 22 February 2021:

1. The development is under construction and 11 dwellings are anticipated to be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

No dwellings to be completed by 31 March 2021. Held up by getting conditions discharged. Existing bungalow demolished in 2019-2020.

2. When will the development be completed?

October 2022

3. How many dwellings do you anticipate will be completed each year?

4. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022:
   - 2022-2023: 22
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 49: Green End Industrial Estate, Gamlingay**

From: Morris Homes
Sent: 3 March 2021, 16:06

1. What progress has been made towards delivery of 90 new dwellings and the demolition of 5 dwellings on the site?

Demo complete, roads and foundations underway

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. You previously advised that construction would start on site in 2020 with the demolition of existing buildings and remediation of the site. Have the 5 existing dwellings been demolished? If not, when will the existing dwellings be demolished?

Demolition complete

4. When will construction of the first dwelling(s) start on site?

Foundations started Feb 2021

5. You previously advised that the first dwelling(s) would be completed in May 2021. Is this still the intention? If not, when will the first dwelling(s) be completed?

Show home July 2021, 1st occupation October 2021

6. You previously advised that the development would be completed in October 2022. Is this still the intention? If not, when will the development be completed?

February 2023

7. How many dwellings do you anticipate will be completed each year?

40-50

8. What are the anticipated completions for each of the next five years for this site?
   - 2021-2022: 41
   - 2022-2023: 49
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 50: East of Rockmill End, Willingham**

From: Kier Living Eastern
Sent: 05 February 2021 11:59

1. The development is under construction and at March 2020, our monitoring recorded that 34 dwellings had been completed (on plots 1-30 & 69-72), that 20 dwellings were under construction (on plots 31-50) and that 18 dwellings had not been started (on plots 51-68). We previously anticipated that the remaining 38 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings and which plots had been completed by 31 December 2020?

52

2. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

20 units to be completed
plots 49,50,68,67,65,66,51,52,58,57,53,54,55,56,59,60,61,62,63,64

3. When will the development be completed?

02/04/21

4. How many dwellings do you anticipate will be completed each year?

20 in 2021

5. What are the anticipated completions for each of the next five years?
   - 2021-2022: 20
   - 2022-2023: 0
   - 2023-2024: 0
   - 2024-2025: 0
   - 2025-2026: 0

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

No

**Response 51: Land at Bennell Farm, West Street, Comberton**

From: Pegasus Group
Sent: 18 February 2021 17:00

I have tried to get an answer out of my client but it is not that clear.

My client has said that 10 dwellings were delivered in 2020, 54 are expected to be delivered this year with the last 26 in 2022.

Sent: 16 February 2021 16:44
To: Pegasus Group

Just looking back at your answers, are you able to confirm that I have correctly interpreted them?

I believe you are saying that:

- 54 dwellings had been completed by 31 December 2020
- 10 dwellings will be completed between 1 January and 31 March 2021
- 26 dwellings will be completed between 1 April 2021 and 31 March 2022

Is that correct? Or did you mean 20 dwellings between 1 January and 31 March 2021, in which case only 44 dwellings had been completed by 31 December 2020.

From: Pegasus Group
Sent: 14 January 2021 09:47

1. The development is under construction and you previously advised that 15 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

There will be 10 handed over this month and next

2. You previously advised that the development would be completed in 2023. Is that still the intention? If not, when will the development be completed?

3. How many dwellings do you anticipate will be completed each year?

4. What are the anticipated completions for each of the next five years?
   - 2021-2022: 26 units this year and that's all of them.
   - 2022-2023:

- 2023-2024:
- 2024-2025:
- 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 52: The Bishops Site, Cambridge Road, Impington**

From: Carter Jonas
Sent: 02 February 2021 12:42

1. What progress has been made towards delivery of 35 dwellings on the site?

We are looking to commence the development this year and the applicant is currently in the process of tendering the scheme

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

We have submitted a S73 application, which should be determined shortly which regularises as few issues related to the approved scheme to help improve the buildability.

3. You previously advised that construction would start on site in 2020. Is that still the intention? If not, when will construction of the first dwelling(s) start on site?

April 2021

4. You previously advised that the first dwelling(s) will be completed in spring 2022. Is that still the intention? If not, when will the first dwelling(s) be completed?

No

5. You previously advised that the development will be completed in spring 2022. Is that still the intention? If not, when will the development be completed?

Still likely to be the 2022.

6. How many dwellings do you anticipate will be completed each year?

35

7. What are the anticipated completions for each of the next five years for this site?
   - 2021-2022:
   - 2022-2023: 35
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 53: Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington**

From: Cocksedge Building Contractors Limited
Sent: 08 January 2021 17:10

1. The development is under construction and you previously advised that 12 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

All 12 dwellings will be practically complete in the period 1st January 2021 and 31st March 2021

2. You previously advised that the development would be completed by 31 March 2021. Is that still the intention? If not, when will the development be completed?

Development should be complete by 31st January 2021

3. How many dwellings do you anticipate will be completed each year?

See answer to Q1 & 2

4. What are the anticipated completions for each of the next five years?

Nil for each year

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 54: Station Road Garage, Station Yard, Station Road, Histon**

From: Tibbett Architectural Services
Sent: 02 February 2021 13:05

1. What progress has been made towards delivery of 32 dwellings on the site?

Existing tenants given notice to vacate the site, deadline is now August 2021. Discussions had with several developers including [REDACTED]. Further design work undertaken with regard subsequent reserved matters application and discharge of conditions.

2. Is the site available? If not, why not? And when will the site become available?

Available from end of August 2021 when remaining tenants have vacated site.

3. Are you still undertaking any site assessment work? If so, what assessments are still being undertaken?

Demolition, contamination, site services. Discussion with estate agents, social housing providers and housing associations has been undertaken to gauge market value of the finished development.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Discussions ongoing with [REDACTED].

5. When is it anticipated that the reserved matters planning application(s) for housing will be submitted?

Subject to further design work a reserved matters application is planned for end of April 2021.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

[REDACTED]

7. When will construction of the first dwelling(s) start on site?

Likely October 2021 at the earliest.

8. When will the first dwelling(s) be completed?

Likely August 2022 at the earliest.

9. When will the development be completed?

December 2022 at the earliest.

10. How many dwellings do you anticipate will be completed each year?

All 32 in 2022

11. What are the anticipated completions for each of the next five years on this site?

See above

12. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

## Unallocated Sites with Planning Permission

**Response 55: Land off Sandy Lane and land off Elizabeth Way, Cambridge**

From: Paul Harney Associates
Sent: 10 February 2021 09:32

Your assessment is correct for both the existing and the proposed.

Sent: 10 February 2021 09:15
To: Paul Harney Associates

Thank you for the clarification regarding the existing extant consents and your clients proposed revised scheme. Looking at what you have provided, I now understand that there are extant consents for 38 dwellings (18+5+1+5+9) and the demolition of the existing building at 57 Elizabeth Way (a house in multiple occupation) and 51-55 Elizabeth Way (a pair of semi-detached dwellings):

- 03/0406/FUL (18 dwellings)
- 03/1241/FUL (5 dwellings)
- 06/0544/FUL (1 dwelling)
- 18/1193/FUL (5 new dwellings, and the demolition of 57 Elizabeth Way – a house in multiple occupation)
- 19/0819/OUT (9 new dwellings, and the demolition of 51-55 Elizabeth Way (a pair of semi-detached dwellings), therefore net of 7 dwellings).

And that the revised proposal (to be submitted as an application by the end of Feb 2021) is for 35 new dwellings (26+9) and the demolition of 51-55 Elizabeth Way (a pair of semi-detached dwellings), therefore net of 33 dwellings. In the revised proposal 57 Elizabeth Way remains.

I hope that I have understood this correctly.

From: Paul Harney Associates
Sent: 04 February 2021 15:01

Yes it is a bit confusing. This comprises:

- 03/0406/FUL (18 dwellings)
- 03/1241/FUL (5 dwellings)
- 06/0544/FUL (1 dwelling)
- 18/1193/FUL (5 dwellings) – this involves the removal of 57 Elizabeth way for access

The 03 consents include off site contributions for affordable housing.

The new proposals will comprise a total of 26 dwellings within the same area as the extant consents above but in this case the affordable housing provision proposal will be on site and delivered using the 9 apartments previously consented on Elizabeth Way.

Sent: 04 February 2021 13:24
To: Paul Harney Associates

I have a few queries for you, as I can't seem to make our figures add up to the same as what you have provided.

Firstly, we have the land off Elizabeth Way covered by 19/0819/OUT as a separate site, and therefore these dwellings are not included in the total of 28 dwellings I referred to in relation to the Sandy Lane site. My understanding is that 19/0819/OUT, which was approved in 2019, is for 9 dwellings following the demolition of 3 dwellings, therefore a net of 6 dwellings. Is that correct?

Secondly, is the above site (19/0819/OUT) the same permission as you are referring to when you say "with further 5 dwellings approved in 2019 on the adjoining land to the rear of Elizabeth Way", the reason for asking is that I'm not sure where the 5 dwellings you refer to comes from in relation to this site, but I also can't find another planning permission in this area.

Thirdly, what extant permissions are included to give the total of 24 dwellings you refer to? We have the following that gives the total of 28 dwellings (18-3+7+5+1):

- 03/0406/FUL (18 dwellings), but 3 dwellings replaced by 06/1305/FUL
- 06/1305/FUL (7 dwellings)
- 03/1241/FUL (5 dwellings)
- 06/0544/FUL (1 dwelling)

I can get to a total of 24 dwellings with 03/0406/FUL (18 dwellings) + 03/1241/FUL (5 dwellings) + 06/0544/FUL (1 dwelling), and ignoring the revisions proposed by 06/1305/FUL (7 dwellings). I would be grateful for your confirmation on which extant permissions give a total of 24 dwellings.

Finally, will the new application to be submitted just replace the extant permissions for 24 dwellings on land off Sandy Lane, or will it extend to cover the land off Elizabeth Way covered by 19/0819/OUT?

From: Paul Harney Associates
Sent: 02 February 2021 14:07

The site has extant consents for 24 dwellings with further 5 dwellings approved in 2019 on the adjoining land to the rear of Elizabeth Way – 29 dwellings in total. My clients are currently reviewing these extant consents going forward. However in the meantime they are about to submit a revised application on the site, this application will include 26 private dwellings and 9 affordable dwellings – total 35 dwellings overall. Note the 9 dwellings off Elizabeth Way are already consented – reference 19/0819/OUT.

The new application will be submitted before the end of this month and It's my clients intention to implement it immediately should consent be granted.

The questions sent to Paul Harney Associates were:

1. You previously advised that there were no plans to proceed with the delivery of the extant planning permissions for 28 dwellings on this site. Is that still the situation?

2. If the situation has changed, and you are now intending to deliver the extant planning permissions, when will construction start on the first dwellings(s), when will the first dwelling(s) be completed, and when will the development be completed?

3. If you are intending to deliver the extant planning permissions, what are the anticipated completions for each of the next five years?
   - 2020-2021:
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:

**Response 56: Hayling House, Fen Road, Cambridge**

From: NP architects
Sent: 16 January 2021 19:14

1. What progress has been made towards delivery of the 14 new dwellings on the site?

4 flats are under construction

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. You previously advised that part of the site is leased to Cambridgeshire County Council during the construction of a new Abbey-Chesterton cycle bridge, and therefore when do you anticipate that construction of the first dwelling(s) will start on site?

Construction has commenced on part on the site note leased to the County Council. The remaining flats are scheduled to commence in September 2021 subject to the cycle way being completed.

4. When do you anticipate that the first dwelling(s) will be completed?

4 flats will be complete be June 2021

5. When do you anticipate that the development will be completed?

June 2022

6. How many dwellings do you anticipate will be completed each year?

7. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022: 4 Flats
   - 2022-2023: 10 Flats
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 57: Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge**

No response has been received from Sorrento Hotel.

**Response 58: 64-68 Newmarket Road, Cambridge**

From: Unex Group
Sent: 13 January 2021 12:14

The consent reference 14/1905/FUL for the 84 apartments expired last year. Therefore there is no extant permission.

The questions sent to Unex Group were:

1. You previously advised that there were no plans to proceed with the delivery of the extant planning permission for 84 dwellings following the demolition of 4 dwellings on this site. Is that still the situation?

2. If the situation has changed, and you are now intending to deliver the extant planning permission, when will construction start on the first dwellings(s), when will the first dwelling(s) be completed, and when will the development be completed?

3. If you are intending to deliver the extant planning permissions, what are the anticipated completions for each of the next five years?
   - 2020-2021:
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:

**Response 59: 23 and 25 Hills Road, Cambridge**

From: Carter Jonas
Sent: 18 January 2021 12:09

1. The development is under construction and you previously advised that the development would be completed in March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

All 10 flats are still under construction but will be completed at the same time shortly after March and in 2021/22.

2. How many dwellings do you anticipate will be completed each year?

All 10 flats to be completed in 2021/22

3. What are the anticipated completions for each of the next five years?
   - 2021-2022: 10
   - 2022-2023: -
   - 2023-2024: -
   - 2024-2025: -
   - 2025-2026: -

4. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 60: Cambridge Carpets, 213 Mill Road, Cambridge**

From: Carter Jonas
Sent: 03 February 2021 10:02

1. What progress has been made towards delivery of 14 dwellings on the site?

Work has commenced on site.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

N/A

3. You previously indicated that construction was anticipated to start on site in December 2020. Has construction of the first dwelling(s) started on site? If not, when will construction of the first dwelling(s) start on site?

Construction on site has commenced.

4. You previously advised that the first dwelling(s) would be completed in summer 2022. Is that still the intention? If not, when will the development be completed?

This is still the case.

5. How many dwellings do you anticipate will be completed each year on this site?

All 14 units are to be delivered in Summer 2022.

6. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

7. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 61: St Regis House and 108 Chesterton Road, Cambridge**

From: Freeland Rees Roberts Architects
Sent: 12 January 2021 21:14

1. The development is under construction and you previously advised that the development would be completed in November 2020. How many, if any, dwellings had been completed by 31 December 2020?

zero

2. How many, if any, dwellings will be completed between 1 January and 31 March 2021?

85 student units

3. How many dwellings do you anticipate will be completed each year?

Remaining 14 market flats to be completed by summer 2021 (this will then complete the development)

4. What are the anticipated completions for each of the next five years for this site?

zero

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

yes

**Response 62: 141 Ditton Walk, Cambridge**

From: This Land
Sent: 12 February 2021 16:20

1. What progress has been made towards delivery of the 14 dwellings on the site?

Construction is underway

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. You previously advised that construction would start on site in April 2020. Has construction started on site? If not, when do you anticipate that the first dwelling(s) will be under construction?

4. You previously advised that the first dwelling(s) would be completed in 2020. Is that still the intention? If not, when do you anticipate the first dwelling(s) will be completed?

Unfortunately Covid delays have put completions back to Q2, Q3 of this year

5. 5 dwellings are anticipated to be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

6. You previously advised that the development would be completed in 2021. Is that still your intention? If not, when do you anticipate that the development will be completed?

Yes, complete by end of Q3 2021

7. How many dwellings do you anticipate will be completed each year?

8. What are the anticipated completions for each of the next five years for this site?

N/A

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 63: National Institute of Agricultural Botany, Huntingdon Road, Cambridge**

From: Carter Jonas
Sent: 17 February 2021 15:51

I can confirm that the site is owned by Marchingdale Developments Ltd and they are hoping that 358 residential units will be delivered on the site in the next 5 years. The 68 units (secured through PD) within the frontage 1920's building has commenced and is due for completion in December 2021. Subject to planning being secured on the remainder of the site, it is hoped that work would commence here next year.

1. We were previously advised that the prior approval permission from 2018 was not being taken forward. However, I understand that you are taking forward the prior approval permission for the 1920s section of the building (20/01501/PRI030, 68 dwellings) approved in 2020. When will construction start on site? When will the development be completed?

Construction has commenced on site (Feb 2021) and is due to be completed late 2021/ early 2022.

2. You also have prior approval permissions for the 1960s section of the building and the library (20/03334/PRI030 and 20/03335/PRI030, 102 dwellings) that were approved in 2020. What is your timetable for the delivery of these dwellings? When will construction start on site? When will the development be completed?

The client at this stage does not intend to implement these permissions for 102 dwellings, however if they encounter difficulties with the proposals on the remainder of the site they will be left with no opportunity but to implement these Prior Approvals.

3. I understand that pre-application discussions are underway for approximately 300 dwellings (a private rented sector scheme) and an aparthotel following demolition of the 1960s section of the building, and that you intend to submit a planning application in March 2021. Is that still your intention? What is your anticipated timetable for the delivery of these dwellings? When would construction start on site? When would the development be completed?

The intention is still for an application to be submitted in April/May 2021. Subject to approval, construction on site would commence mid 2022 with completion taking place in 2024/2025.

4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

N/A

5. What is the anticipated annual build out rate for these developments? Please provide details for each of the elements separately.

Will be delivered within 1 phase.

6. What are the anticipated completions for each of the next five years, for each of the elements?
   - 2020-2021:
   - 2021-2022: 68
   - 2022-2023:
   - 2023-2024:
   - 2024-2025: 290

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

**Response 64: 291 Hills Road, Cambridge**

No response has been received from Enterprise Property Group.

**Response 65: 9-10A Ventress Close, Cambridge**

From: Cambridge Investment Partnerships
Sent: 18 February 2021 01:08

My apologies, to confirm, all 15 homes will be completed by 31 March 2021.

Sent: 09 February 2021 14:52
To: Cambridge Investment Partnerships

Looking at your answers, I have one query for you that I would appreciate your clarification on. My understanding is that this development involves the demolition of 4 dwellings, and the erection of 15 dwellings. Our monitoring at 31 March 2020 recorded that the existing dwellings had been demolished, and all 15 new dwellings were under construction. However, you only refer to a total of 10 dwellings in your response. What has happened to the other 5 dwellings?

Is the confusion because I only referred to 10 dwellings as being anticipated by 31 March 2021? This is because we previously anticipated that the other 5 would be completed after 1 April 2021. As you have said that you are on track to complete by 31 March 2021, do you mean that all 15 dwellings will be completed by then, rather than just 10 dwellings?

From: Cambridge Investment Partnerships
Sent: 12 January 2021 16:35

1. The development is under construction and you previously advised that 10 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

All 10 dwellings will be complete between 1 January and 31 March 21.

2. You previously advised that the development would be completed in spring 2021. Is that still the intention?

Yes

3. How many dwellings do you anticipate will be completed each year?

All 10 in 2020-21

4. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022: n/a
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 66: Land between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens), Cambridge**

From: Turley
Sent: 02 February 2021 17:54

1. What progress has been made towards delivery of 24 family apartments and demolition of 15 dwellings on the site?

Demolition has taken place and building work commencing in line with discharging of planning conditions.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Major archaeological find under the original buildings slowed things initially but being managed through input of archaeologists and County HE Team. Speed of discharge of conditions is a general issue.

3. Have the existing 15 dwellings been demolished? If not, when will the existing 15 dwellings be demolished?

Yes

4. You previously advised that construction would start on the first dwelling(s) in 2020. Has construction started on the first dwelling(s)? If not, when will construction of the first dwelling(s) start on site?

See above

5. When will the first dwelling(s) be completed?

Early - mid 2022

6. When will the development be completed?

June 2022

7. How many dwellings do you anticipate will be completed each year?

Site will be completed in June 2022 and so ready for occupation in the academic term beginning September 2022

8. What are the anticipated completions for each of the next five years for this site?

- 2021-2022:  zero
- 2022-2023:  60 graduate rooms, 12 x 2-bed and 12x1-bed family apartments
- 2023-2024: zero
- 2024-2025: zero
- 2025-2026: zero

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

No

**Response 67: 74-82 Akeman Street, Cambridge**

From: Cambridge Investment Partnership
Sent: 14 January 2021 17:58

We have actually accelerated the programme on this one.

1. The development is under construction and you previously advised that the first dwelling(s) would be completed in summer 2021? Is that still the intention?

Yes

2. You previously advised that the development would be completed in autumn 2021. Is that still the intention?

Now due to complete earlier in summer 2021

3. How many dwellings do you anticipate will be completed each year?

14 in summer 2021

4. What are the anticipated completions for each of the next five years for this site?
   - 2021-2022: 14
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 68: Chartwell House, 620 - 622 Newmarket Road, Cambridge**

Telephone conversation with Carter Jonas (on behalf of Paddock Street Holdings Ltd) on 22 February 2021:

- The landowner lost their appeal for 4 additional dwellings at the rear of the site last week and are therefore re-assessing their plans.
- The development may not come forward.

**Response 69: 66-80B Colville Road, Cambridge**

From: Cambridge Investment Partnership
Sent: 14 January 2021 18:04

The scheme is now on-site but the decant issues pushed the programme back 3 months.

1. What progress has been made towards delivery of 69 new dwellings and demolition of 24 dwellings on the site? Is it still your intention to only deliver 67 new dwellings on this site as you previously advised?

Yes, and soon to submit a planning application for the next phase of 47 to replace 18 existing. Decant already underway.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No, all council rented

3. Have the existing 24 dwellings been demolished? If not, when will the existing 24 dwellings be demolished?

Demolition is now complete

4. You previously advised that construction would start on the first dwelling(s) in summer 2020. Has construction started on the first dwelling(s)? If not, when will construction of the first dwelling(s) start on site?

Construction will start this month, delayed due to decant of existing leaseholder

5. You previously advised that the first dwelling(s) would be completed in spring 2022. Is that still your intention? If not, when will the first dwelling(s) be completed?

Now summer 2022

6. You previously advised that the development would be completed in summer 2022. Is that still your intention? If not, when will the development be completed?

Now autumn 2022

7. How many dwellings do you anticipate will be completed each year?

67 in 2022-23

8. What are the anticipated completions for each of the next five years for this site?
    - 2021-2022:
    - 2022-2023: 67
    - 2023-2024:
    - 2024-2025:
    - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 70: Essex House, 71 Regent Street, Cambridge**

From: Carter Jonas
Sent: 05 February 2021 15:02

I am informed that all units will be delivered 2021/22. Construction has commenced and is due to be completed by the Autumn 2021.

The questions sent to Carter Jonas were:

1. What progress has been made towards delivery of 15 dwellings on the site?

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. When do you anticipate that construction will start on site?

4. When do you anticipate that the first dwelling(s) will be completed?

5. When do you anticipate that the development will be completed?

6. How many dwellings do you anticipate will be completed each year?

7. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 71: 63 New Street, Cambridge**

From: Blues Property
Sent: 10 March 2021 12:18

Demolition has taken place and we are keen to progress with this project but we are still awaiting discharge of planning conditions which are being constantly chased by our architects.

The system is broken and costs us a great deal in delays, the planning department seem to have no idea of the commercial implications of these delays and the situation continues to get worse.

I appreciate that the council is underfunded but why is so much time and energy taken up with planning application for lopping and pruning of trees???

I am a tree lover but surely there are far more important applications where resources need to be concentrated.

We were hoping to deliver this project in 2021 but now likely to be at least the spring of 2022 (due solely to the above and nothing to do with the pandemic)

The questions sent to Blues Property were:

1. What progress has been made towards demolition of the existing dwelling and delivery of 10 new dwellings on the site?

2. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions will be discharged?

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

4. When do you anticipate that construction will start on site?

5. When do you anticipate that the first dwelling(s) will be completed?

6. When do you anticipate that the development will be completed?

7. How many dwellings do you anticipate will be completed each year?

8. What are the anticipated completions for each of the next five years?

- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:
- 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 72: 18 Chesterton Road, Cambridge**

No response has been received from Afterway Developments Ltd.

**Response 73: 283 Queen Ediths Way, Cambridge**

From: Goose Architects
Sent: 20 January 2021 10:38

1. The existing dwelling has been demolished and all 10 new dwellings are under construction. When do you anticipate that the first dwelling(s) will be completed? February 2021 How many dwellings had been completed by 31 December 2020?

None

2. How many dwellings will be completed between 1 January and 31 March 2021?

10

3. When do you anticipate that the development will be completed?

March 2021

4. How many dwellings do you anticipate will be completed each year?

10

5. What are the anticipated completions for each of the next five years?
   - 2021-2022: 10
   - 2022-2023: 0
   - 2023-2024: 0
   - 2024-2025: 0
   - 2025-2026: 0

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 74: 31 Barton Road, Cambridge**

From: CamProp Construction
Sent: 27 January 2021 17:05

No dwellings have been completed; we anticipate the first two units to be completed by March 2021.

The whole development should be complete by May 2021.

There will be 13 dwellings completed on the 31 Barton road plot.

The questions sent to CamProp Construction were:

1. The development is under construction. When do you anticipate that the first dwelling(s) will be completed? How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

2. When do you anticipate that the development will be completed?

3. How many dwellings do you anticipate will be completed each year?

4. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 75: 67-97A Campkin Road, Cambridge**

From: Cambridge Investment Partnerships
Sent: 03 February 2021 23:37

Firstly, you say that half of the buildings have been demolished. Looking at the planning permission drawings, there appear to be 4 blocks each with 8 dwellings in. Therefore if half of the buildings have been demolished, that would mean 16 dwellings have been demolished. Is this correct?

Yes

Secondly, when do you anticipate the other half of the buildings will have been demolished – will any more be demolished before 31 March 2021, and if so how many buildings (and dwellings)?

This is hard to predict as we are struggling to move the final leaseholder. Please assume a further 8 dwellings will be demolished before 31 March and the final 8 will be demolished after 31 March.

Thirdly, you refer to two dwellings still needing to be decanted. Therefore, if not all of the dwellings will be demolished by 31 March 2021, when do you anticipate that all dwellings will be demolished?

Assume May 2021.

Sent: 03 February 2021 17:14
To: Cambridge Investment Partnerships

I have a couple of queries regarding your responses that I would appreciate your clarification on.

Firstly, you say that half of the buildings have been demolished. Looking at the planning permission drawings, there appear to be 4 blocks each with 8 dwellings in. Therefore if half of the buildings have been demolished, that would mean 16 dwellings have been demolished. Is this correct?

Secondly, when do you anticipate the other half of the buildings will have been demolished – will any more be demolished before 31 March 2021, and if so how many buildings (and dwellings)?

Thirdly, you refer to two dwellings still needing to be decanted. Therefore, if not all of the dwellings will be demolished by 31 March 2021, when do you anticipate that all dwellings will be demolished?

From: Cambridge Investment Partnership
Sent: 27 January 2021 18:17

1. What progress has been made towards delivery of 75 new dwellings on the site and the demolition of 32 existing dwellings?

50% of the buildings are demolished. 2 residents still to decant from the remaining buildings.

2. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions will be discharged?

All pre-demolition conditions have been discharged. Pre-commencement conditions should be discharged within the next 8 weeks.

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No, all council rented housing

4. When do you anticipate that construction of the first dwelling(s) will start on site?

May 2021

5. When do you anticipate that the first dwelling(s) will be completed?

Spring 2023

6. When do you anticipate that the development will be completed?

Summer 2023

7. How many dwellings do you anticipate will be completed each year?

See below

8. What are the anticipated completions for each of the next five years?
   - 2021-2022:

- 2022-2023:
- 2023-2024: 75
- 2024-2025:
- 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 76: Land off Clerk Maxwell Road, Cambridge**

From: Hill
Sent: 05 February 2021 14:03

1. What progress has been made towards delivery of 35 dwellings on the site?

Start on site target is April 2021

2. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions will be discharged?

Target to discharge by April to allow start on site target. All are submitted and awaiting approval.

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

4. When do you anticipate that construction of the first dwelling(s) will start on site?

May 2021

5. When do you anticipate that the first dwelling(s) will be completed?

July 2022

6. When do you anticipate that the development will be completed?

December 2022

7. How many dwellings do you anticipate will be completed each year?

All 35 in 2022

8. What are the anticipated completions for each of the next five years?

See above

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 77: 212-214 Newmarket Road, Cambridge**

Telephone conversation with Carter Jonas (on behalf of Blues Property & Urban 2) on 22 February 2021:

1. What progress has been made towards delivery of 13 dwellings on the site?

Started on site.

2. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions will be discharged?

Yes

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

4. When do you anticipate that construction of the first dwelling(s) will start on site?

2020-2021

5. When do you anticipate that the first dwelling(s) will be completed?

2022-2023

6. When do you anticipate that the development will be completed?

2022-2023

7. How many dwellings do you anticipate will be completed each year?

8. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023: 13
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 78: The Meadows Community Centre, St Catharines Road, Cambridge**

From: Cambridge Investment Partnership
Sent: 27 January 2021 18:22

1. What progress has been made towards delivery of 78 dwellings on the site?

Enabling works will commence in March 2021.

2. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions will be discharged?

Within the next 8 weeks.

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No, all council rented housing

4. When do you anticipate that construction of the first dwelling(s) will start on site?

Summer 2021

5. When do you anticipate that the first dwelling(s) will be completed?

Summer 2023

6. When do you anticipate that the development will be completed?

Summer 2025 (phased development due to need to move existing community facilities into new building)

7. How many dwellings do you anticipate will be completed each year?

See below

8. What are the anticipated completions for each of the next five years? Please can you separate the completions each year into those to be completed in Cambridge and those to be completed in South Cambridgeshire.
   - 2021-2022:
   - 2022-2023:
   - 2023-2024: 22
   - 2024-2025:

- 2025-2026: 56

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 79: Buchan Street Neighbourhood Centre, Cambridge**

From: Cambridge Investment Partnership
Sent: 27 January 2021 18:25

1. The Council's planning committee has resolved to grant full planning permission for 28 dwellings on this site. What progress has been made towards their delivery?

Designs being progressed but before commencement, we need to move existing community facilities into the new centre being built at the Meadows community centre. The commencement of this site is therefore delayed by the need to decant existing buildings.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No, all council rented housing

3. When do you anticipate that construction of the first dwelling(s) will start on site?

Summer 2023

4. When do you anticipate that the first dwelling(s) will be completed?

Spring 2025

5. When do you anticipate that the development will be completed?

Summer 2025

6. How many dwellings do you anticipate will be completed each year?

See below

7. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026: 28

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 80: 509 Coldhams Lane, Cambridge**

From: Kirly Ltd
Sent: 24 February 2021 18:05

1. What progress has been made towards delivery of 33 dwellings on the site?

Building work has commenced

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. When do you anticipate that construction will start on site?

Started

4. When do you anticipate that the first dwelling(s) will be completed?

End June 2021

5. When do you anticipate that the development will be completed?

End Sept 2021

6. How many dwellings do you anticipate will be completed each year?

33

7. What are the anticipated completions for each of the next five years?

n/a

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 81: Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth**

From: Westgate Construction
Sent: 04 March 2021 08:33

1. The development is under construction and you previously advised that 20 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

NIL

2. When will the development be completed?

September 2021

3. How many dwellings do you anticipate will be completed each year?

SEE BELOW

4. What are the anticipated completions for each of the next five years for this site?
   - 2021-2022: 20 – 10 sales plots 10 HA plots
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 82: 18 Boxworth End, Swavesey**

From: Matthew Homes
Sent: 14 January 2021 12:58

1. What progress has been made towards delivery of 30 dwellings on the site?

Site has commenced Roads and Sewers, with soon to bring in Utility services

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

Yes

4. When will construction of the first dwelling(s) start on site?

Towards the end of Jan 21.

5. When will the first dwelling(s) be completed?

Show home to be completed June 21.

6. When will the development be completed?

Depending on Market and Covid 19, approx in the first half of 2022.

7. How many dwellings do you anticipate will be completed each year?

Approximately 25.

8. 8. What are the anticipated completions for each of the next five years?
   - 2021: 25
   - 2022: Remaining Units
   - 2023: N/A

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 83: East of New Road, Melbourn**

From: Hopkins Homes
Sent: 04 February 2021 17:13

1. How many dwellings and which plots had been completed by 31 December 2020?

88 completions to 31 Dec 20 (40 private plots and 48 social) Plots 2-74, 145&146, 170-180, 185 & 189

2. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

26

3. When will the development be completed?

Mid 2023

4. How many dwellings do you anticipate will be completed each year?

As below

5. What are the anticipated completions for each of the next five years?
   - 2021-2022: 47
   - 2022-2023: 30
   - 2023-2024: 8
   - 2024-2025:
   - 2025-2026:

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 84: Former CEMEX Cement Works, Haslingfield Road, Barrington**

From: Redrow Homes
Sent: 13 January 2021 16:12

1. Groundworks have started on site. What further progress has been made towards delivery of 220 dwellings on the site?

Demolition of cement works completed, groundworks to commence shortly.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

We have experienced significant planning delays in relation to this site but hope to have the S73 application approval issued imminently.

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

All pre-commencement conditions have been discharged or submitted.

4. When will construction of the first dwelling(s) start on site?

During monitoring year 2021/22

5. When will the first dwelling(s) be completed?

During monitoring year 2021/22

6. When will the development be completed?

During monitoring year 2025/26

7. How many dwellings do you anticipate will be completed each year?

Approximately 50 per year

8. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022: 20
   - 2022-2023: 50
   - 2023-2024: 50
   - 2024-2025: 50
   - 2025-2026: 50

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 85: Land off Haden Way, Willingham**

No response received from Brampton Valley Homes.

**Response 86: Land east of Spring Lane, Bassingbourn**

From: Sanctuary Homes
Sent: 14 January 2021 16:54

1. What progress has been made towards delivery of 30 dwellings on the site?

We are reviewing the tender returns ahead of awarding a build contract

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

n/a

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

No. We are working up submissions currently.

4. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?

We are currently reviewing the programme for the works.

5. We anticipated that 15 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

We are currently reviewing the programme for the works.

6. If no dwellings have been completed yet, when will the first dwelling(s) be completed?

We are currently reviewing the programme for the works.

7. When will the development be completed?

We are currently reviewing the programme for the works.

8. How many dwellings do you anticipate will be completed each year?

We are currently reviewing the programme for the works.

9. What are the anticipated completions for each of the next five years for this site?

We are currently reviewing the programme for the works.

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

We would anticipate the site to be completed before this date.

**Response 87: Land west of Mill Road, Over**

From: This Land
Sent: 12 February 2021 16:29

1. What progress has been made towards delivery of 53 dwellings on the site?

A meaningful start was made on site prior to expiry of the consent. Further works are programmed to commence in Q2 of this year

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Covid issues

3. A material start has been made on site and you previously advised that construction would start on site in 2020. Has construction started on the first dwelling(s)? If not, when will construction of the first dwelling(s) start on site?

4. You previously advised that the first dwelling(s) would be completed in 2021. Have any dwelling(s) been completed yet? If not, when will the first dwelling(s) be completed?

Still correct

5. You previously advised that the development would be completed in 2022. Is that still the intention? If not, when will the development be completed?

Covid delays will put this back to 2023

6. How many dwellings do you anticipate will be completed each year?

7. What are the anticipated completions for each of the next five years for this site?
   - 2021-2022: 25
   - 2022-2023: 28
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 88: South of West Road, Gamlingay**

From: BPHA
Sent: 22 February 2021 10:37

1. What progress has been made towards delivery of 29 dwellings on the site?

Reserved Matters Approval is currently being progressed with SCDC and it is anticipated that the application will be determined in Spring 2021. Tenders are also being reviewed in readiness for a start on site thereafter.

2. I understand that you are seeking ownership of additional land to deliver mitigation measures agreed through the outline planning permission. Are there any other constraints or market and cost factors that are affecting the delivery of the development? How do you anticipate that these constraints will be overcome?

Terms have been agreed with the adjacent owner and legals are progressing with land transfer due imminently to bpha in order to deliver the mitigation measures detailed in the outline permission.

3. You previously advised that tenders were being reviewed to appoint a suitable contractor for development of the site and you anticipated that construction would start on site three months after approval of the reserved matters application. Is that still your intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

Tenders are pending awaiting detailed planning consent in order that all associated conditions can be costed by the shortlisted contractors. We have previously requested a copy of the draft conditions in order that we could move forward with this process but a draft decision notice is not yet available. It is still our intention to move forward with the construction three months after tenders have been finalised.

4. You previously anticipated that the first dwelling(s) would be completed in December 2021. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Due to delays with the planning process on this scheme, first completion is now forecast for June 2022.

5. When do you anticipate that the development will be completed?

Completion of the site is currently forecast to complete in March 2023.

6. How many dwellings do you anticipate will be completed each year?

Please refer to Q7 below

7. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022:
   - 2022-2023: 20
   - 2023-2024: 9
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Not applicable to this site.

**Response 89: Land at 22 Linton Road, Balsham**

Telephone conversation with Matthew Homes on 16 February 2021:

- Construction started on site in early 2020.
- 10 dwellings had been completed by 31 December 2020.
- Remaining 26 dwellings will be completed by October 2021.

Date: 10/02/2021 15:47
To: Matthew Homes

In looking at your answers to a couple of questions, I have some queries for you that I would appreciate your clarification on to ensure that I have not misinterpreted the information that you have provided.

Firstly, in your response to question 3 you advise that the development will be completed in August 2021. However, this does not match with the figures that you have provided in your response on question 2 which includes completions in January-March 2022 (therefore after August 2021). Should your answer say August 2022?

Secondly, from the information that you have provided in your response on question 2, I can only get to a total of 31 dwellings [we have plots 3 & 4 as being completed, and you have advised that 29 plots will be completed between April 2021 and March 2022], rather than the total of 36 dwellings for which the site has permission. There are therefore 5 dwellings unaccounted for. Are these completions in April-August 2022? Or something else? Please could you clarify actual completions to 31 December 2020, and anticipated completions over the next couple of years, giving a total of 36 dwellings.

I have tried to reconcile the figures by looking at your website, which records that plot 2 is the show home and therefore this would be counted as a completed dwelling for our monitoring purposes. So that would give at least 3 plots completed by December 2020 (plots 2-4). But I'm not clear which other plots may also be completed - maybe plots 5, 6 and 36 which are recorded as sold – does this mean that they have been handed over to the new owners and are occupied?

From: Matthew Homes
Sent: 08 February 2021 14:54

1. The site is under construction and at 31 March 2020 our monitoring recorded that 2 dwellings (plots 3 & 4) had been completed and the remaining 34 dwellings had not been started. What progress has been made towards delivery of the remaining 34 dwellings on the site?

Work in progress.

2. We previously anticipated that 17 dwellings would be completed would be completed between 1 April 2020 and 31 March 2021. How many dwellings and which plots had been completed by 31 December 2020? How many dwellings and which plots will be completed between 1 January and 31 March 2021?

April to March 21 = 0; April 21 to Dec 21 = 23 plots; Dec 21 to March 22 = 6 plots

3. When do you anticipate that the development will be completed?

August 2021

4. How many dwellings do you anticipate will be completed each year?

Refer to qu 5 & 2.

5. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022: 6
   - 2022-2023: N/A
   - 2023-2024: N/A
   - 2024-2025: N/A
   - 2025-2026: N/A

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

COVID and adverse weather conditions (heavy rain). COVID H&S procedures are in place restricting numbers of trades.

**Response 90: Monkfield Nutrition, High Street, Shingay-cum-Wendy**

From: Patrick Ruddy Homes
Sent: 05 February 2021 14:43

1. What progress has been made towards delivery of the 10 dwellings on the site?

Demolition has commenced

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None. The development is of traditional construction and is standard. The only exception is the lack of a gas supply that will be overcome by installing electrical Air Source Heat Pumps to run the heating system.

3. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

No. These have all been submitted in January 2020 and March 2020, but we have not had all of the pre-commencement conditions confirmed. We are well overdue determination but have not received. We have chasing the Council on this for 12 months, but have been told that internal issues with workload is causing the backlog. We have received some grants of conditions, but are still awaiting a couple.

5. When do you anticipate that construction of the first dwelling(s) will start on site?

We are hoping to commence the groundworks of plot 1 this month (February 2021)

6. When do you anticipate that the first dwelling(s) will be completed?

February 2022

7. When do you anticipate that the development will be completed?

July 2022

8. How many dwellings do you anticipate will be completed each year?

10

9. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022: 0

- 2022-2023: 10
- 2023-2024: 0
- 2024-2025: 0
- 2025-2026: 0

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Not applicable

**Response 91: Hallmark Hotel, Bar Hill**

From: Sanctuary Housing
Sent: 09 February 2021 08:23

1. What progress has been made towards delivery of 40 dwellings on the site?

We have submitted a number of applications for Non material amendments and condition discharge. We are awaiting final approval from the planning department

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Delays in planning are the only constraint delaying this scheme at present.

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

Yes these have been discharged and a start on site has been made but we are awaiting sign off on final conditions to allow full construction.

4. I understand that the site is now being taken forward by Sanctuary Housing and that all dwellings will be affordable. Is that still the intention?

Yes

5. You previously advised that construction would start on site in summer 2020. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?

Initial groundworks have commenced and we expect to first dwelling to commence this month if planning signed off.

6. You previously advised that the first dwelling(s) will be completed in Q4 2021. Is that still your intention? If not, when will the first dwelling(s) be completed?

Planning sign off will dictate the completion of units.

7. You previously advised that the development would be completed in Q2 2022. Is that still your intention? If not, when will the development be completed?

Again this is dependent on planning but I would expect this will slip into early 2023

8. How many dwellings do you anticipate will be completed each year?

We would expect an 18-24 month build programme

9. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 92: Land off Rampton Road, Cottenham**

From: Redrow Homes
Sent: 16 February 2021 15:30

As we are completing 2 plots by the end of March 2021, we will have 198 plots left to build that will take us to 2026. I have re-written question 5 below.

- 2021-2022: 30
- 2022-2023: 39
- 2023-2024: 43
- 2024-2025: 43
- 2025-2026: 43

Sent: 16 February 2021 13:27
To: Redrow Homes

Looking at your answers, I have one query that I would appreciate your clarification on.

In question 5, you provide anticipated completions that add up to the total of 200 dwellings for the development, however, in question 2, you say that 2 dwellings will be completed by 31 March 2021. The years referred to in question 5, are April-March monitoring years, and therefore if 2 dwellings are to be completed by 31 March 2021 there should only be 198 dwellings in the 2021-2026 figures. Are you able to tell me which year should have 2 dwellings less?

From: Redrow Homes
Sent: 20 January 2021 11:35

1. What progress has been made towards delivery of 200 new dwellings and the demolition of the existing dwelling on the site? Has the existing dwelling been demolished? When will the existing dwelling be demolished?

The existing plot has not been demolished yet but is due to come down summer 2021. The first section of road is due to be tarmacked in the first week of February, foundations have been dug for plots 8-21 with plot 8 being the most advanced.

2. Your agent previously advised that the first 5 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings and which plots had been completed by 31 December 2020? How many dwellings and which plots will be completed between 1 January and 31 March 2021?

None by 31st December 2020, 2 plots by 31st March 2021.

3. When do you anticipate that the development will be completed?

2025

4. How many dwellings do you anticipate will be completed each year?

50

5. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022: 30
   - 2022-2023: 41
   - 2023-2024: 43
   - 2024-2025: 43
   - 2025-2026: 43

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

We will have finished construction on site by 2026

**Response 93: Land east of Highfields Road, Caldecote**

From: Vistry Eastern
Sent: 10 February 2021 11:00

1. What progress has been made towards delivery of the 66 dwellings on phase 1 of the site?

Construction works commenced in September 2020, with the first plot due for occupation in July 2021.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

No – awaiting advice from Case Officer before further submissions are made to discharge outline conditions 18 & 20

4. You previously advised that construction would start on site in February 2020. Has construction started on site? If not, when do you anticipate that the first dwelling(s) will be under construction?

See question 1.

5. You previously advised that the first dwelling(s) would be completed in August 2020 and you anticipated that 42 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

First completion due July 2021.

6. You previously advised that the development would be completed in November 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

Phase 1 complete April 2023

7. Pre-application discussions have been undertaken with the Council regarding phase 2 of the site. What are your intentions regarding phase 2 of the site?

Full application submitted by our Planning Consultant, Savills, in November 2020. Still awaiting validation.

8. How many dwellings do you anticipate will be completed each year?

9. What are the anticipated completions for each of the next five years?
   - 2021-2022: 27
   - 2022-2023: 36
   - 2023-2024: 3
   - 2024-2025:
   - 2025-2026:

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

n/a

**Response 94: Land at Hurdleditch Road, Orwell**

From: Croudace Homes
Sent: 19 January 2021 14:39

1. 39 completions in 2020.
2. 2 plots in 1st quarter of 2021 – plots 10 and 11
3. July 2021.
4. 2020 – 39 completions, 2021 – 10 completions
5. None after this year.
6. No.

The questions sent to Croudace Homes were:

The development is under construction and at March 2020, our monitoring recorded that 16 dwellings had been completed (on plots 1-5, 13 & 40-49), that 20 dwellings were under construction (on plots 6-12, 14-16 and 30-39) and that 13 dwellings had not been started (on the remaining plots). You previously advised that the development would be completed in February 2021, therefore we previously anticipated that 33 dwellings would be completed between 1 April 2020 and 31 March 2021.

1. How many dwellings and which plots had been completed by 31 December 2020?

2. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

3. When will the development be completed?

4. How many dwellings do you anticipate will be completed each year?

5. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 95: Land rear of 130 Middlewatch, Swavesey**

From: BPHA
Sent: 28 January 2021 15:23

1. What progress has been made towards delivery of 70 new dwellings and the demolition of the existing dwelling on the site? Has the existing dwelling been demolished? When will the existing dwelling be demolished?

The RM planning permission was issued in the summer 2020. We have since been progressing with the selection of a contractor to deliver the scheme. We have reached agreement on contracts with Vistry Partnerships ltd and anticipate a start on site being achieved in Q1 2021-22. The existing dwelling has not yet been demolished but this is likely to occur in Q1 2021-22 once Vistry have commenced work on site.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

There are no current constraints on site preventing a start on site however we are closely monitoring both Covid and Brexit for any impacts on the programme of delivery.

3. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

No pre-commencement conditions have been discharged to date, however we anticipated submissions will be made over the next couple of months to allow a start on site by Q1 2021-22

4. You previously advised that tenders were being reviewed to appoint a suitable contractor for development of the site and you anticipated that construction would start on site in July 2020. Has construction started on site? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

Unfortunately start on site has been delayed by the delay in receipt of the RM planning permission which has impacted on our selection of a suitable contractor. This has however now progressed and start on site is anticipated in line with the programme stated above.

5. You previously anticipated that the first dwelling(s) would be completed in July 2021. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Based on the delay to the issuing of the planning permission we have received a revised programme of delivery for the dwellings which anticipates first dwellings to be completed by November 2021

6. When do you anticipate that the development will be completed?

Anticipated Practical completion of the site by February 2023

7. How many dwellings do you anticipate will be completed each year?

As detailed below

8. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022: 13
   - 2022-2023: 57
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

No completions anticipated post 2023

**Response 96: Land south of 1b Over Road, Willingham**

From: Carter Jonas
Sent: 23 February 2021 17:39

I am on the cusp of submitting a reserved matters application on behalf of the land owners. However, my understanding at this stage is that they do not have any agreement with a developer as regards to site acquisition and delivery. As such, the RM application is necessary to keep the consent 'alive' rather than being related to any programmed delivery requirements. The landowner's hope is that the site will be sold to a developer, who will then go onto deliver the scheme (and will of course have 2 years to make a material start from the date the RM approval is given by the LPA).

Having regard to the above, I am afraid that I am not able to assertively answer many of your express queries below.

The questions sent to Carter Jonas were:

1. What progress has been made towards delivery of 26 dwellings on the site?

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. Pre-application discussions have been undertaken. When is it anticipated that the reserved matters planning application will be submitted?

4. When do you anticipate that construction of the first dwelling(s) will start on site?

5. When do you anticipate that the first dwelling(s) will be completed?

6. When do you anticipate that the development will be completed?

7. How many dwellings do you anticipate will be completed each year?

8. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 97: Land north and south of Bartlow Road, Linton**

No response has been revived from Abbey Developments.

**Response 98: South of Thompsons Meadow, Trap Road, Guilden Morden**

From: Phillips Planning
Sent: 10 February 2021 12:12

They have advised that all 16 units should be completed before the end of 2022.

The questions sent to Phillips Planning were:

1. The Council is considering a reserved matters application for 16 dwellings. What progress has been made towards delivery of 16 dwellings on the site?

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. When do you anticipate that construction of the first dwelling(s) will start on site?

4. When do you anticipate that the first dwelling(s) will be completed?

5. When do you anticipate that the development will be completed?

6. How many dwellings do you anticipate will be completed each year?

7. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 99: West of Grace Crescent, Hardwick**

From: Hill
Sent: 15 February 2021 12:20

I can confirm the below:

1. How many dwellings and which plots had been completed by 31 December 2020?

30 market for sale units completed before 31st December 2020.
15 affordable handed over before 31st December 2020

2. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

14 market for sale plots are assumed to be completed between Jan – March
17 affordable plots are assumed to be completed between Jan – March

3. When will the development be completed?

Estimated August 2021.

4. How many dwellings do you anticipate will be completed each year?

53 market for sale and affordable plots will complete between Jan 21 and end of project.

5. What are the anticipated completions for each of the next five years?
   - 2021-2022: 53 This site will finish this year.
   - 2022-2023: 0
   - 2023-2024: 0
   - 2024-2025: 0
   - 2025-2026: 0

If you do require individual plot numbers for the onsite completions please let me know and I can ask our site team to update further.

**Response 100: Rear of 18-28 Highfields Road, Highfields Caldecote**

The Council has been unable to identify the landowner(s) for the remainder of the plots on this site and therefore contact them or their agent(s).

**Response 101: Land at Teversham Road, Fulbourn**

From: Barton Willmore
Sent: 03 February 2021 10:39

Please note this all depends on members supporting the reserved matters application at Committee.

1. What progress has been made towards delivery of 110 dwellings on the site?

Development has yet to commence

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. Is it still anticipated that construction of the first dwelling(s) will start on site in 2021? If not, when will construction of the first dwelling(s) start on site?

No. Q1 2022.

4. Is it still anticipated that the first dwelling(s) will be completed in 2021-2022? If not, when do you anticipate that the first dwelling(s) will be completed?

2021/22

5. How many dwellings do you anticipate will be completed each year?

50dpa

6. What are the anticipated completions for each of the next five years for this site?
   - 2021-2022: 10
   - 2022-2023: 50
   - 2023-2024: 50
   - 2024-2025:
   - 2025-2026:

7. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 102: Land off Bartlow Road, Castle Camps**

From: Arbora Homes
Sent: 22 January 2021 15:37

1. What progress has been made towards delivery of 10 dwellings on the site?

All conditions have been discharged for planning reference S/0415/17/OL – Construction started September 2020.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Aside from the ongoing Coronavirus pandemic, there are no factors affecting the delivery of this development.

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

All pre-commencement conditions have been discharged.

4. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?

Construction on site started 7th September 2020. (delayed due to Covid)

5. We anticipated that 10 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020? How many dwellings will be completed between 1 January and 31 March 2021?

None

6. If no dwellings have been completed yet, when will the first dwelling(s) be completed?

July 2021

7. When will the development be completed?

August 2021

8. How many dwellings do you anticipate will be completed each year?

10 dwellings will be completed this year.

9. What are the anticipated completions for each of the next five years for this site?
   - 2021-2022: 10
   - 2022-2023: N/A
   - 2023-2024: N/A
   - 2024-2025: N/A
   - 2025-2026: N/A

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 103: Lion Works, Station Road West, Whittlesford Bridge**

Telephone conversation with KG Creative Consultancy Limited on 24 February 2021:

1. What progress has been made towards delivery of residential development on the site?

The site has changed ownership and an additional piece of land has been added. A RM application to cover the new, larger site (increasing development plans by 12 dwellings) was withdrawn in 2020. Further discussions have taken place with the local planning authority including pre-app advice and a design review session (both in February 2021). Formal feedback is awaited. Once received, a new RM application will be submitted for 80-85 dwellings. The scheme is considered to be deliverable within 5 years.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The scheme needs to be delivered as one phase due to a single access point. There are some contamination issues to address.

3. I understand that you have started pre-application discussions with the Council. What is your programme for bringing forward the development of this site? When do you anticipate submitting a reserved matters application?

A RM application will be submitted in the next few months (approx. May 2021)

4. When do you anticipate that construction of the first dwelling(s) will start on site?

2022 Q1

5. When do you anticipate that the first dwelling(s) will be completed?

2022 Q4/ 2023 Q1. The scheme will involve a mix of 4 flatted blocks and individual dwellings

6. When do you anticipate that the development will be completed?

2024 Q1

7. How many dwellings do you anticipate will be completed each year?

It is anticipated that about half of the scheme will be delivered in 2022/23 and half in 2023/24

8. What are the anticipated completions for each of the next five years on this site?
    - 2021-2022:
    - 2022-2023: 40
    - 2023-2024: 40
    - 2024-2025:
    - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/a

**Response 104: South of 279 St Neots Road, Hardwick**

From: Hill
Sent: 02 March 2021 13:32

1. What progress has been made towards delivery of 155 new dwellings and the demolition of the two existing dwellings on the site?

Start on site has commenced. Existing bungalows have been demolished.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

COVID, awaiting confirmation on government led schemes.

3. When do you anticipate that all the pre-commencement conditions for the site will be discharged?

All discharged bar one, planner on maternity and awaiting confirmation from SCDC.

4. When will the existing dwellings be demolished?

Existing bungalows have been demolished.

5. You previously anticipated that construction would start on site in autumn 2020. When do you anticipate that construction of the first dwelling(s) will start on site?

Start on site was 8th February 2021.

6. You previously anticipated that the first dwelling(s) would be completed in January 2022. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Show homes will be completed for October 2021.

7. When do you anticipate that the development will be completed?

August 2024.

8. How many dwellings do you anticipate will be completed each year?

See below.

9. What are the anticipated completions for each of the next five years on this site?

- 2021-2022: 30
- 2022-2023: 45
- 2023-2024: 60
- 2024-2025: 20
- 2025-2026: None.

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

None.

**Response 105: Land at Oakington Road, Cottenham**

From: Persimmon Homes
Sent: 15 February 2021 09:53

Apologies my previous e-mail caused some confusion.

To confirm, 43 dwellings were completed in total for the development at December 2020. The seven dwellings you refer to are included within this figure.

As you indicate, I can confirm that the development will also fall within the April 2022 – March 23 period and the trajectory should state 16 dwellings for this period.

Sent: 09 February 2021 09:54
To: Persimmon Homes

I have a few queries that I would appreciate your clarification on to ensure that we are not double counting completions or misinterpreting the information you have provided.

Firstly, in your response on question 1, you say that 43 dwellings had been completed by 31 December 2020. Are you able to provide me with the details of which plots these are? We had 7 dwellings as having been completed at 31 March 2020 (on plots 1 & 9-14), and I would like to understand whether these are within the 43 dwellings that you have quoted as being completed.

Secondly, in your response on question 3, you say that the development will be completed in June 2022. However, in your response on question 5, you only include completions in the April 2021 – March 2022 year. I would have expected to see some dwellings anticipated in the April 2022 – March 2023 year as well.

Thirdly, it is my understanding that the site has planning permission for 121 dwellings, and the figures you have provided do not add up to this total, therefore I believe there are some anticipated completions missing, as from the information you have provided I only get to a total of 105 dwellings:

- April 2020 – March 2021: 55 dwellings (43 dwellings completed plus 12 dwellings anticipated to be completed)
- April 2021 – March 2022: 50 dwellings
- April 2022 – March 2023: 0 dwellings – should there be the remaining 16 dwellings here?

From: Persimmon Homes
Sent: 05 February 2021 08:35

1. How many dwellings and which plots had been completed by 31 December 2020?

43

2. How many dwellings and which plots will be completed between 1 January and 31 March 2021?

Plots 41-44, 27-29, 30, 36, 46, 47, 48,

3. When will the development be completed?

June 22

4. How many dwellings do you anticipate will be completed each year?

50

5. What are the anticipated completions for each of the next five years?
   - 2021-2022: 50
   - 2022-2023: 0
   - 2023-2024: 0
   - 2024-2025: 0
   - 2025-2026: 0

**Response 106: Rear of 79 High Street, Meldreth**

No response has been received from Enterprise Property Group Ltd.

**Response 107: Land at Belsar Farm, Willingham**

From: Surface Planning
Sent: 05 March 2021 09:39

My understanding is that the developer wishes to commence works as soon as possible so the factor determining timescales is the currently pending S.73 application. Unfortunately it is going very slowly and I understand that consultations have only recently been issued despite it being validated on 13th January and this is a threat to delivery given the approaching expiry date.

The questions sent to Surface Planning were:

1. What progress has been made towards delivery of the 25 dwellings on the site?

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions will be discharged?

4. When do you anticipate that construction of the first dwelling(s) will start on site?

5. When do you anticipate that the first dwelling(s) will be completed?

6. When do you anticipate that the development will be completed?

7. How many dwellings do you anticipate will be completed each year?

8. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 108: Land adjacent Longstanton Road, Over**

From: BPHA
Sent: 28 January 2021 15:45

1. What progress has been made towards delivery of 26 dwellings on the site?

A S73 and Deed of Variation were issued in relation to the site in November 2020. Our selected contractor has also submitted the required information for the discharge of all pre-commencement conditions and have commenced work on site

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No known constraints at present. Contracts have been agreed with Vistry Partnerships and start on site has been achieved. We are however closely monitoring the impacts of Brexit and Covid

3. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

All information has been submitted in relation to the pre-commencement conditions and we are awaiting the discharge notices.

4. You previously advised that tenders were being reviewed to appoint a suitable contractor for development of the site and you anticipated that construction would start on site in July 2020. Has construction started on site? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

Unfortunately our start on site was impacted by the delay in receiving the S73 and DoV which weren't issued until November. As stated above we have now progressed to a start on site.

5. You previously anticipated that the first dwelling(s) would be completed in July 2021. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

We have received a revised programme of delivery from Vistry Partnerships with anticipated delivery of first units in May 2022

6. When do you anticipate that the development will be completed?

In line with the revised programme provided by Vistry we anticipate practical completion by November 2022

7. How many dwellings do you anticipate will be completed each year?

All 26 units are expected to be delivered in 2022-2023

8. What are the anticipated completions for each of the next five years on this site?
   - 2021-2022: 0
   - 2022-2023: 26
   - 2023-2024: 0
   - 2024-2025: 0
   - 2025-2026: 0

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

None as stated above.

**Response 109: Land at Meldreth Road, Shepreth**

The Council has been unable to identify the landowner and therefore contact them or their agent.

Telephone conversation with This Land on 22 February 2021:

- This Land are in the process of disposing of this site.

**Response 110: Land off Grafton Drive, Caldecote**

From: Balfour Beatty Homes
Sent: 24 February 2021 12:16

Agreed.

Sent: 24 February 2021 12:10
To: Balfour Beatty Homes

Thank you for your time this morning. I've noted your responses below. Please review and either confirm these are okay or amend as appropriate.

Telephone conversation with Balfour Beatty Homes on 24 February 2021:

1. What progress has been made towards delivery of 58 dwellings on the site?

Started on site October 2020. Show home ready and first plots for sale in March 2021

2. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions will be discharged?

Almost, only outstanding condition relates to tidying woodland trees

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Roof tiles are in short supply due to stop/start nature of building activity caused by Covid-19 lock downs and impact of Brexit

4. When do you anticipate that construction of the first dwelling(s) will start on site?

Started October 2020

5. When do you anticipate that the first dwelling(s) will be completed?

April 2021

6. You previously anticipated that the development would be completed in 2022-2023. Is this still the intention? If not, when do you anticipate that the development will be completed?

June 2023

7. How many dwellings do you anticipate will be completed each year on this site?

36 per full year

8. What are the anticipated completions for each of the next five years?
   - 2021-2022: 36
   - 2022-2023: 22
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 111: 65 Pettitts Lane, Dry Drayton**

From: Dean and Dean Construction Ltd
Sent: 16 February 2021 17:16

My mistake there are 10 dwellings.

Sent: 16 Feb 2021, 15:51
To: Dean and Dean Construction Ltd

I have one query relating to your answers that I would appreciate your clarification on. I notice in your response to question 2 that you refer to all 9 dwellings being completed by April 2021, however the site has planning permission for 10 dwellings. Should the answer say all 10 dwellings by April 2021?

From: Dean and Dean Construction Ltd
Sent: 13 January 2021 16:11

1. The development is under construction and you previously advised that the development would be completed in April 2021. How many, if any, dwellings had been completed by 31 December 2020? How many, if any, dwellings will be completed between 1 January and 31 March 2021?

No Dwellings completed last year. 6 completed by 31 March 2021

2. You previously advised that the development would be completed in April 2021. Is that still the intention? If not, when will the development be completed?

Yes, hopefully all 9 completed by April 2020

3. How many dwellings do you anticipate will be completed each year?

N/A

4. What are the anticipated completions for each of the next five years?

N/A

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 112: Horseheath Road, Linton**

From: Croudace Homes
Sent: 3 March 2021, 10:11

1. What progress has been made towards delivery of 42 dwellings on the site?

Construction works were underway, however a stop notice was issued to site last week and all works stop. The dates shown bellow do not account for the impact that the stop notice will have on the program.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The Local Authority has been very slow at discharging planning conditions. This is having a massive impact in delivering the site and there is no perspective of this to be overcome. This could easily be prevented by no imposing a large number of conditions at the Reserved Matters. This measure would have a double positive effect, as I would free up officer's and statutory consultees time while increasing the speed in which developer would be able to build out sites. I understand that Local Planning Authorities are facing huge pressure, but it seems to me that the situation will not ease in the near future, as there are an increasing number of sites that are likely to come forward for development. Resources is also an important issue, as I understand their workload has increased substantially.

3. When do you anticipate that all the pre-commencement conditions for the site will be discharged?

Details to clear all the pre-commencements conditions have been submitted and consultees have expressed their satisfaction with the information but no response from the case officer has been received yet.

4. You previously indicated that construction would start on site in September 2020. Has construction started on the first dwelling(s)? If not, when will construction of the first dwelling(s) start on site?

Yes.

5. You previously anticipated that the first dwellings would be completed in February 2021. Is this still the intention? If not, when will the first dwelling(s) be completed?

September 2021

6. When will the development be completed?

Summer/Autumn 2022

7. How many dwellings do you anticipate will be completed each year on this site?

Please see below

8. What are the anticipated completions for each of the next five years?
   - 2021-2022: 40
   - 2022-2023: 2
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 113: Land off Fen End, Over**

Telephone conversation with Granary Developments on 22 February 2021:

1. What progress has been made towards delivery of 20 dwellings on the site?

Got planning permission, and have just started on site.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No.

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

All but one. Lead Local Flood Authority discharge of condition approval is awaited.

4. You previously advised that construction would start on site in June 2020. Has construction started on site? If not, when will construction start on the first dwelling(s)?

May 2021

5. You previously advised that the first dwellings would be completed in February 2021. Is that still your intention? If not, when will the first dwelling(s) be completed?

January 2022

6. You previously advised that the development would be completed in December 2022. Is that still your intention? If not, when will the development be completed?

December 2023

7. How many dwellings do you anticipate will be completed each year on this site?

8. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023: 16
   - 2023-2024: 4
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 114: Land between 66-68 Common Lane, Sawston**

The Council has been unable to identify the landowner and therefore contact them or their agent.

**Response 115: Land south of Fen Drayton Road, Swavesey**

No response has been received from Bloor Homes.

**Response 116: Sheen Farm, Royston Road, Litlington**

From: Surface Planning
Sent: 05 March 2021 09:39

My understanding is that the developer wishes to commence works as soon as possible so the factor determining timescales is the currently pending S.73 application. Unfortunately it is going very slowly and I understand that consultations have only recently been issued despite it being validated on 13th January and this is a threat to delivery given the approaching expiry date.

The questions sent to Surface Planning were:

1. What progress has been made towards delivery of the 22 new dwellings on the site and the demolition of the existing farmhouse and associated outbuildings?

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. When do you anticipate that construction of the first dwelling(s) will start on site?

4. When do you anticipate that the first dwelling(s) will be completed?

5. When do you anticipate that the development will be completed?

6. How many dwellings do you anticipate will be completed each year?

7. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 117: Land north of Linton Road, Great Abington**

From: Laragh Homes
Sent: 08 January 2021 16:35

Sorry yes absolutely, I'd misunderstood that!
Sadly we don't have any 2000+ schemes!

Date: Friday, 8 January 2021 at 16:33
To: Laragh Homes

In terms of question 5, I was only looking for the number of completions from this site in each of the next five years. Therefore given your answers to the earlier questions, would it be correct to say that you are anticipating all 15 dwellings on this site will be completed in 2021-2022 (April 2021-March 2022)?

From: Laragh Homes
Sent: 08 January 2021 16:20

Things have changed a little over the last year and we remain committed to delivering housing in the area.

We of course can't forecast accurately the coming years but based upon our business ambition and model the projected numbers for the coming years are a sensible estimate for which we are planning.

1. You previously advised that construction was due to start on site in April 2020. Has construction started on site? If not, when do you anticipate that the first dwelling(s) will be under construction?

Yes we are on site and we anticipate completion of the build being circa October 2021

2. You previously advised that the first dwelling(s) would be completed in spring 2021. Is that still the intention? If not, when do you anticipate the first dwelling(s) will be completed?

As above we are on site and the first units should be complete late Spring/early Summer

3. You previously advised that the development would be completed in summer 2021. Is that still the intention? If not, when will the development be completed?

We anticipate circa October 2021

4. How many dwellings do you anticipate will be completed each year?

There are 15 units on this scheme

5. What are the anticipated completions for each of the next five years?
   - 2021-2022: 40
   - 2022-2023: 50
   - 2023-2024: 50
   - 2024-2025: 75
   - 2025-2026: 75

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

We would hope so yes.

**Response 118: Land north east of Rampton Road, Cottenham**

From: [REDACTED, a housebuilder]
Sent: 4 March 2021, 17:04

As long as we are able to purchase the site I would envisage the following:

1. What progress has been made towards delivery of 154 dwellings on the site?

140 units currently proposed. Planning application to be lodged in April 2021.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Main constraint planning approval of RM following earlier refusal

3. I understand that your reserved matters application was recently refused. What is your programme for bringing forward the development of this site? When do you anticipate submitting a new reserved matters application?

RM must be submitted before the end of April 2021

4. When do you anticipate that construction of the first dwelling(s) will start on site?

If approved April 2022

5. When do you anticipate that the first dwelling(s) will be completed?

October 2022

6. When do you anticipate that the development will be completed?

April 2026

7. How many dwellings do you anticipate will be completed each year on this site?

45

8. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023: 20
   - 2023-2024: 45
   - 2024-2025: 45
   - 2025-2026: 30

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A build completed

**Response 119: Rear of 46-56 The Moor, Melbourn**

From: Stone Bond Properties
Sent: 19 January 2021 10:39

1. What progress has been made towards delivery of the 23 dwellings on the site?

Work has commenced foundations are in.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Trade deal may impact on cost of materials and supply particularly timber. We are looking at all avenues to ensure that materials are still cost effective and available. This is out of our control. As is the pandemic which has been causing delays.

3. When do you anticipate that all the pre-commencement conditions for the site will be discharged?

All but two conditions have been discharged. All conditions should be discharged by end February. Delays with applications being registered.

4. When do you anticipate that construction of the first dwelling(s) will start on site?

Show homes to be open May

5. When do you anticipate that the first dwelling(s) will be completed?

First occupation is likely to be August / September

6. When do you anticipate that the development will be completed?

End of 2022 beginning of 2023

7. How many dwellings do you anticipate will be completed each year on this site?

10 followed by a further 13

8. What are the anticipated completions for each of the next five years?
   - 2021-2022: 10 units
   - 2022-2023: 13 units
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Site will be completed before 2025 / 2026

**Response 120: 39 Pepys Way, Girton**

From: David Reed Homes
Sent: 24 February 2021 14:17

You are correct, 4 dwellings prior to 31st March 2021 and the remaining 5 by July 2021.

Date: Wednesday, 24 February 2021 at 13:00
To: David Reed Homes

Can I just check your response as I'm a bit confused. The scheme will include 9 dwellings? Can you confirm that 4 dwellings were completed between January 2021 and March 2021 (and one demolished) and the remaining 5 dwellings will be completed between April and July 2021?

From: David Reed Homes
Sent: 24 February 2021 12:26

1. The development is under construction and you previously advised that 9 dwellings would be completed between 1 April 2020 and 31 March 2021. How many dwellings had been completed by 31 December 2020?

Zero.

2. How many dwellings will be completed between 1 January and 31 March 2021?

4 dwellings.

3. You previously advised that the development would be completed in late 2020 / early 2021. Is that still the intention? If not, when will the development be completed?

The development should be complete by July 2021.

4. How many dwellings do you anticipate will be completed each year?

8

5. What are the anticipated completions for each of the next five years?
   - 2021-2022: 8
   - 2022-2023: 8

- 2023-2024: 8
- 2024-2025: 8
- 2025-2026: 8

6. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Yes

**Response 121: Land south and west of High Street, Cambourne**

No response has been received from McCarthy & Stone.

**Response 122: Land at the corner of Capper Road and Cody Road, Waterbeach**

From: Philip Law Management Services
Sent: 10 February 2021 10:35

1. What progress has been made towards delivery of 16 dwellings on the site?

Yes

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Yes....not sure.

3. You previously advised that construction would start on site in 2020. Has construction started on site? If not, when will construction start on the first dwelling(s)?

No ... maybe Q3 2021.

4. You previously advised that the first dwelling(s) would be completed in 2021. Is that still the intention? If not, when will the first dwelling(s) be completed?

2022?

5. You previously advised that the development would be completed in 2022. Is that still the intention? If not, when will the development be completed?

2023?

6. How many dwellings do you anticipate will be completed each year?

16

7. What are the anticipated completions for each of the next five years?
   - 2021-2022: 12
   - 2022-2023: 4
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 123: Former GoCold Building, Station Yard, High Street, Meldreth**

From: Partners in Planning
Sent: 24 February 2021 16:09

1. What progress has been made towards delivery of 22 dwellings on the site?

None. Waiting for informal enquiry decision relating to S/3696/19/FL (adjacent site).

2. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions will be discharged?

No. Not yet considered, see Bullet 1 above.

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Waiting for informal enquiry decision relating to S/3696/19/FL (adjacent site)

4. When do you anticipate that construction of the first dwelling(s) will start on site?

Circa Jan of 2022

5. When do you anticipate that the first dwelling(s) will be completed?

Circa end 2022

6. When do you anticipate that the development will be completed?

2024

7. How many dwellings do you anticipate will be completed each year?

22 dwellings

8. What are the anticipated completions for each of the next five years?
   - 2021-2022: 0
   - 2022-2023: 0
   - 2023-2024: 22
   - 2024-2025: 0
   - 2025-2026:0

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026? n/a

**Response 124: Wellcome Genome Campus, Hinxton**

From: Wellcome Trust
Sent: 10 March 2021 19:06

One of the research institutes on campus (EMBL-European Bioinformatics Institute) has an immediate requirement for 150 homes in order to match the offer they can make to staff on their sister campus in Heidelberg. So it is the 200 expected annual rate plus the guaranteed 150 for them.

Sent: 10 March 2021 18:31
To: Wellcome Trust

In considering your response, are you able to explain why you are expecting a higher level of completions in the first year?

From: Wellcome Trust
Sent: 10 March 2021 16:09

1. The site has recently been given outline planning permission. What progress has been made towards delivery of 1,500 dwellings on the site?

We are tendering for the production of site wide strategies required to allow construction and occupation of first R&D buildings on site as well as commencing detailed design for infrastructure and phase 1 RMA including 350 homes.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None anticipated at this point.

3. What is your programme for the submission of reserved matters applications for the initial infrastructure needed for this site? What is your programme for the delivery of this infrastructure?

End of 2021. 2022-2023

4. What is your programme for the submission of reserved matters application(s) for residential development on this site?

2022

5. When do you anticipate that construction of the first dwelling(s) will start on site?

2023

6. When do you anticipate that the first dwelling(s) will be completed?

2024

7. When do you anticipate that the development will be completed?

2031

8. How many dwellings do you anticipate will be completed each year?

350 in phase 1 then 200/year

9. What are the anticipated completions for each of the next five years?
   - 2021-2022: 0
   - 2022-2023: 0
   - 2023-2024: 0
   - 2024-2025: 350
   - 2025-2026: 200

10. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

    - 2027: 200
    - 2028: 200
    - 2029: 200
    - 2030: 200
    - 2031: 150

**Response 125: 26 South End, Bassingbourn**

From: Wood Oak Ltd
Sent: 23 February 2021 11:09

We have already delivered 1 house. We need to deliver off site affordable housing provision of 4 units as well. Probably 8-9 years total.

To: Wood Oak Ltd
Sent: 23 Feb 2021 10:52:46

Can I just confirm that you mean that the development is anticipated to take 10 years to deliver, as you say that only one dwelling will be completed each year.

From: Wood Oak Ltd
Sent: 23 February 2021 10:21

There are numerous delays in planning at the moment and this has had a knock on effect with the site delivery schedule. On average expect 1 unit delivery per year with first delivery mid 2022.

The questions sent to Wood Oak Ltd were:

1. The existing dwelling has been demolished and plot 1 has been completed. What is your programme for the delivery of the remainder of the site?

2. When do you anticipate that the development will be completed?

3. How many dwellings do you anticipate will be completed each year?

4. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023:
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

5. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

**Response 126: 20 Cambridge Road, Linton**

No response has been received from Trafalgar Homes.

**Response 127: 16-22 High Street & 1-4 Michael's Close, Girton**

Sent: 24 Feb 2021, 16:01
From: Turnberry

Looks fine to me.

Sent: 24 February 2021 15:59
To: Turnberry

I've completed the survey questions below in red with your responses. Please review them and either confirm they are correct or amend as appropriate.

Telephone conversation with Turnberry on 24 February 2021:

1. What progress has been made towards delivery of 15 new dwellings on the site and the demolition of 6 existing dwellings?

5 demolished, 1 remaining. Minor amendment submitted for design issues.

2. Have all the pre-commencement conditions for the site been discharged? If not, when do you anticipate that all the pre-commencement conditions will be discharged?

No, but working through them. Some incorporated in minor amendment submitted.

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

4. When do you anticipate that construction of the first dwelling(s) will start on site?

2021 Q2

5. When do you anticipate that the first dwelling(s) will be completed?

Sep 2022

6. When do you anticipate that the development will be completed?

Sep 2022

7. How many dwellings do you anticipate will be completed each year?

15

8. What are the anticipated completions for each of the next five years?
   - 2021-2022: -1 (remaining property to be demolished)
   - 2022-2023: 15
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 128: Land at Potton End, Eltisley**

From: Hastoe Group
Sent: 18 January 2021 09:40

Hastoe are delivering the affordable element of the scheme which is 9 units. The remaining 3 units are being built by the landowner so I'm not able to advise on the timescales for this although I believe it is their intention to build them at a similar time.

1. What progress has been made towards delivery of 12 dwellings on the site?

Affordable element (9 units) of the scheme has been tendered. The 3 remaining properties will be developed by the landowner.

2. When do you anticipate that all the pre-commencement conditions will be discharged?

August 2021

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Nothing at present

4. When do you anticipate that construction of the first dwelling(s) will start on site?

August 2021

5. When do you anticipate that the first dwelling(s) will be completed?

August 2022

6. When do you anticipate that the development will be completed?

August 2022

7. How many dwellings do you anticipate will be completed each year?

All

8. What are the anticipated completions for each of the next five years?
   - 2021-2022: N/A
   - 2022-2023: 9 affordable
   - 2023-2024: N/A

- 2024-2025: N/A
- 2025-2026: N/A

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

N/A

**Response 129: Former Waste Water Treatment Facility, Cambridge Road, Hauxton**

From: Bridgemere Group
Sent: 09 March 2021 12:18

1. The Council's planning committee has resolved to grant outline planning permission for 32 dwellings on this site. What progress has been made towards their delivery?

A Decision Notice has recently been issued.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The heavily contaminated land requires prior remediation.

3. What is your programme for the submission of reserved matters application(s) for residential development on the site?

Following the completion of site remediation works.

4. When do you anticipate that construction of the first dwelling(s) will start on site?

Following site remediation, potentially 2023/ 2024.

5. When do you anticipate that the first dwelling(s) will be completed?

2024

6. When do you anticipate that the development will be completed?

2032

7. How many dwellings do you anticipate will be completed each year?

4

8. What are the anticipated completions for each of the next five years?
   - 2021-2022: 0
   - 2022-2023: 0
   - 2023-2024: 1
   - 2024-2025: 4
   - 2025-2026: 4

9. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

Yes

## Unallocated Sites with Resolution to Grant Planning Permission

### Response 130: Land adjacent to Mores Meadow, Great Shelford

From: Carter Jonas
Sent: 24 February 2021 16:55

1. The Council's planning committee has resolved to grant full planning permission for 21 almshouses on this site. What progress has been made towards their delivery?

Scheme tendered looking to commence in May 2021

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Securing funding through the Mortgage in Possession clause but anticipate this will be over come

3. When do you anticipate that construction of the first dwelling(s) will start on site?

April/May 2021

4. When do you anticipate that the first dwelling(s) will be completed?

2022

5. When do you anticipate that the development will be completed?

2022

6. How many dwellings do you anticipate will be completed each year?

Single phase of development

7. What are the anticipated completions for each of the next five years?
   - 2021-2022:
   - 2022-2023: 21 units
   - 2023-2024:
   - 2024-2025:
   - 2025-2026:

8. Are the anticipated completions for 2026-2027 onwards at the same build out rate as anticipated in 2025-2026?

# Appendix E: Small Sites of 9 dwellings or less with planning permission at 31 March 2020

E.1. The NPPG (updated in July 2019, Paragraph: 014 Reference ID: 68-014-20190722) 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 13, 14, 16 and 17 (below) provide a list of the small sites of 9 dwellings or less with planning permission at 31 March 2020 in Cambridge and South Cambridgeshire. Figures 15 and 18 (below) provide a list of the small sites of 9 dwellings or less with planning permission granted between 1 April and 31 December 2020 in Cambridge and South Cambridgeshire, that are on additional sites and therefore not already counted in Figures 13, 14, 16 and 17.

E.3. Any small sites included in Figures 14 and 17 that will lapse by 31 March 2021 due to either no reserved matters planning application being submitted or no material start having been made on site have been reviewed. The Government has automatically extended to 1 May 2021 the time limit for submission of reserved matters planning applications for any outline planning permissions where the deadline would have expired between 23 March and 31 December 2020 and the time limit for development to be begun of any unimplemented planning permissions that would have lapsed between 19 August and 31 December 2020. If either of these situations apply to any of the planning permissions in the list, these planning permissions remain extant. For all other planning permissions that would lapse by 31 March 2021, if the Council has been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. The remaining small sites in Figures 13 and 16 have then been discounted for non-delivery to take account of planning permissions that will lapse in future years.

E.4. Together these figures are used to calculate the figures for the small sites of 9 dwellings or less already under construction and not under construction that are included in the Greater Cambridge housing trajectory.

Figure 13: Cambridge – Small Sites of 9 dwellings or less with planning permission already under construction at 31 March 2020

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 and C/NNNN/YY to YY/0NNNN for those with a year (YY) of 20.

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| 110 Howard Road Cambridge | C/0424/19 | Full | 1 | 0 | 0 | 1 |
| Land At Former 623 Newmarket Road, Cambridge | C/1149/17 | Full | 4 | 0 | 4 | 0 |
| 161, Newmarket Road, CAMBRIDGE | C/1514/16 | Full | 4 | 0 | 4 | 0 |
| 72, Beche Road, CAMBRIDGE | C/1668/17 | Full | 1 | 0 | 1 | 0 |
| 57, Abbey Road, CAMBRIDGE | C/2178/17 | Full | 1 | 0 | 1 | 0 |
| 16, Thirleby Close, CAMBRIDGE | C/0092/18 | Full | 3 | 0 | -1 | 4 |
| 55, Alpha Road, CAMBRIDGE | C/0177/17 | Full | 1 | 0 | 1 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| 19 Mere Way, Cambridge | C/0758/19 | Full | 1 | 0 | 1 | 0 |
| 51, Akeman Street, CAMBRIDGE | C/1300/18 | Full | -1 | 0 | -1 | 0 |
| Kingsway Clinic, Carlton Way, Cambridge | C/1353/18 | Full | 4 | 0 | 4 | 0 |
| 1 Grosvenor Court, Cambridge | C/1637/18 | Full | 4 | 0 | 4 | 0 |
| 268, Queen Ediths Way, CAMBRIDGE | C/0260/17 | Full | 1 | 0 | 0 | 1 |
| Land Rear Of 268, Queen Ediths Way, CAMBRIDGE | C/1919/16 | Full | 3 | 0 | 0 | 3 |
| 81, Derwent Close, CAMBRIDGE | C/0588/17 | Full | 1 | 0 | 1 | 0 |
| 22, St. Thomas's Square, CAMBRIDGE | C/1575/17 | Full | 1 | 0 | 1 | 0 |
| 39, St. Thomas's Square, CAMBRIDGE | C/2364/15 | Full | 1 | 0 | 1 | 0 |
| Land Adjacent 2 Mortlock Avenue, Cambridge | C/0141/19 | Full | 1 | 0 | 0 | 1 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| 2, Cheney Way, CAMBRIDGE | C/0458/18 | Full | 1 | 0 | 1 | 0 |
| 78, Kendal Way, CAMBRIDGE | C/0462/15 | Full | 1 | 0 | 1 | 0 |
| 2 Green End Road, Cambridge | C/0992/19 | Full | 3 | 0 | 3 | 0 |
| 43 Discovery Way, Cambridge | C/1795/18 | Prior Notification | 1 | 0 | 1 | 0 |
| 35, Markham Close, CAMBRIDGE | C/0155/16 | Full | 1 | 0 | 1 | 0 |
| Garage Block, Markham Close, CAMBRIDGE | C/0765/18 | Full | 5 | 0 | 5 | 0 |
| Jenny Wren, St. Kilda Avenue, CAMBRIDGE | C/0927/17 | Full | 9 | 0 | 0 | 9 |
| 363, Milton Road, CAMBRIDGE | C/1308/17 | Full | 1 | 0 | 1 | 0 |
| 198A Kings Hedges Road, Cambridge | C/1712/18 | Full | 4 | 0 | 4 | 0 |
| 11, Rose Crescent, CAMBRIDGE | C/1022/14 | Full | 1 | 0 | 1 | 0 |
| 1 Clare Road, Cambridge | C/0016/19 | Full | 1 | 0 | 1 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| India House, 31 Newnham Road, Cambridge | C/1807/18 | Full | 7 | 0 | 0 | 7 |
| 55, Mill Road, CAMBRIDGE | C/0093/17 | Full | 1 | 0 | 1 | 0 |
| 19, Sleaford Street, CAMBRIDGE | C/0169/12 | Full | 1 | 0 | 1 | 0 |
| 105-107 Norfolk Street, Cambridge | C/0407/19 | Full | 1 | 0 | 1 | 0 |
| 4 Devonshire Road, Cambridge | C/1890/17 | Full | 1 | 0 | 1 | 0 |
| Land Rear Of 17 Hills Avenue, Cambridge | C/0095/19 | Full | 1 | 0 | 1 | 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 |
| 156-158, Mowbray Road, CAMBRIDGE | C/1615/17 | Full | 5 | -2 | 7 | 0 |
| Land To Rear Of 53 - 55 Wulfstan Way, Cambridge | C/1625/18 | Full | 3 | 0 | 3 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| 52, Mowbray Road, CAMBRIDGE | C/2056/17 | Full | 1 | 0 | 1 | 0 |
| 20, Kinnaird Way, CAMBRIDGE | C/2250/17 | Full | 1 | 0 | 0 | 1 |
| 245, Coldhams Lane, CAMBRIDGE | C/0665/17 | Full | 1 | 0 | 1 | 0 |
| Cambridge And Huntingdon Health Authority, 18 Vinery Road, Cambridge | C/1389/19 | Technical Details Consent | 9 | 0 | 0 | 9 |
| 97-99, Burnside, Cambridge | C/2140/15 | Full | 2 | 0 | 2 | 0 |
| 54 - 56 High Street, Trumpington | C/0549/19 | Full | 1 | 0 | 1 | 0 |
| 33 Porson Road, Cambridge | C/0859/19 | Full | 0 | 0 | -1 | 1 |
| Flat 16, Meadowcroft House, Trumpington Road, CAMBRIDGE | C/0926/15 | Full | 1 | 0 | 1 | 0 |
| 60 Trumpington Road And 2 Nightingale Cottages, Cambridge | C/1058/18 | Full | 4 | 0 | 0 | 4 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| 15 Rutherford Road, CAMBRIDGE | C/1080/17 | Full | 0 | -1 | 1 | 0 |
| The Cottage, Gazeley Road, Trumpington | C/2040/16 | Full | 1 | 0 | 1 | 0 |
| 220 Milton Road, Cambridge | C/0199/19 | Full | 5 | 0 | 5 | 0 |
| Land To R/O 51 George Street, Cambridge | C/0734/18 | Full | 1 | 0 | 1 | 0 |
| Land To The Rear Of 113 Chesterton Road, Cambridge | C/0905/18 | Full | 3 | 0 | 3 | 0 |
| 1 Leys Road, CAMBRIDGE | C/1970/16 | Full | 5 | 0 | 0 | 5 |
| 54 - 58 Chesterton Road, CAMBRIDGE | C/2157/17 | Full | 8 | 0 | 8 | 0 |
| **TOTAL** | **-** | **-** | **126** | **-4** | **84** | **46** |

Figure 14: Cambridge – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2020

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 and C/NNNN/YY to YY/0NNNN for those with a year (YY) of 20.

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Romsey Labour Club Mill Road, Cambridge | C/00004/19 | Full | -1 | 0 | 0 | -1 | |
| 60 Birdwood Road, Cambridge | C/00007/19 | Full | 1 | 0 | 0 | 1 | |
| 586 Newmarket Road, CAMBRIDGE | C/00057/18 | Full | 1 | 0 | 0 | 1 | |
| Land Behind 193 Cherry Hinton Road, Cambridge | C/00111/18 | Full | 1 | 0 | 0 | 1 | |
| 34 Bateson Road, Cambridge | C/00116/19 | Full | 4 | 0 | 0 | 4 | |
| 9 Maitland Avenue, CAMBRIDGE | C/00155/17 | Full | 3 | - | - | - | Unable to identify material start therefore assume lapsed |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 292C Hills Road, Cambridge | C/00164/19 | Full | 2 | 0 | 0 | 2 | |
| 585 Newmarket Road, CAMBRIDGE | C/00211/18 | Full | 2 | 0 | 0 | 2 | |
| 575 Newmarket Road, Cambridge | C/00219/19 | Full | 1 | 0 | 0 | 1 | |
| Acorn Guest House, 154 Chesterton Road, CAMBRIDGE | C/00228/17 | Full | 3 | 0 | 0 | 3 | |
| Meadowcroft House, 16 Trumpington Road, Cambridge | C/00248/19 | Full | 1 | 0 | 0 | 1 | |
| St. Andrews Bureau, 18, Mill Road, CAMBRIDGE | C/00275/18 | Full | 2 | 0 | 0 | 2 | |
| 49 Coleridge Road, CAMBRIDGE, CB1 3PH | C/00278/18 | Full | 3 | 0 | 0 | 3 | |
| 48-50 High Street, Chesterton | C/00283/19 | Full | 4 | 0 | 0 | 4 | |
| 64 Maids Causeway, Cambridge | C/00300/19 | Full | 9 | 0 | 0 | 9 | |
| Land Rear Of 386 Milton Road, Cambridge | C/00329/19 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 348 Milton Road, Cambridge | C/00400/19 | Full | 1 | 0 | 0 | 1 | |
| Warkworth Lodge, Warkworth Terrace, Cambridge | C/00421/19 | Full | 9 | 0 | 0 | 9 | |
| 134 Perne Road, Cambridge | C/00440/18 | Full | 1 | 0 | 0 | 1 | |
| 17 Tillyard Way, CAMBRIDGE | C/00476/18 | Full | 2 | 0 | 0 | 2 | |
| 3 Luard Close, Cambridge | C/00484/19 | Full | 0 | 0 | 0 | 0 | |
| 7 Ramsden Square, CAMBRIDGE | C/00497/17 | Full | 1 | 0 | 0 | 1 | |
| 1 Rawlyn Close, CAMBRIDGE | C/00503/18 | Full | 1 | 0 | 0 | 1 | |
| Land Rear Of 90 - 92 Wulfstan Way, Cambridge | C/00516/19 | Full | 1 | 0 | 0 | 1 | |
| 95 Alex Wood Road, Cambridge | C/00543/18 | Full | 1 | 0 | 0 | 1 | |
| 84 Ditton Lane, Cambridge | C/00555/19 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 1 Redfern Close, CAMBRIDGE | C/00560/18 | Full | 1 | 0 | 0 | 1 | |
| Land Rear Of 5-17 New Square, Cambridge | C/00560/19 | Full | 8 | 0 | 0 | 8 | |
| 2 Jermyn Close, CAMBRIDGE | C/00568/18 | Full | 1 | 0 | 0 | 1 | |
| 54 Cowper Road, Cambridge | C/00576/18 | Full | 1 | 0 | 0 | 1 | |
| Rose Cottage, Trumpington Road, Cambridge | C/00616/19 | Full | 2 | 0 | 0 | 2 | |
| 22 Mill End Close, CAMBRIDGE | C/00618/18 | Full | 2 | 0 | 0 | 2 | |
| 198 Perne Road, Cambridge | C/00647/18 | Outline | 1 | 0 | 0 | 1 | |
| 55-57 Arbury Road, Cambridge | C/00647/19 | Full | 4 | 0 | 0 | 4 | |
| 25A Mowbray Road, Cambridge | C/00698/19 | Full | 4 | 0 | 0 | 4 | |
| 156 Mill Road, Cambridge | C/00709/19 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 78 - 80 Milton Road, CAMBRIDGE | C/00753/18 | Full | 2 | 0 | 0 | 2 | |
| 305 Hills Road, Cambridge | C/00763/19 | Full | 0 | 0 | 0 | 0 | |
| 21-25 Fitzwilliam Road, CAMBRIDGE | C/00768/18 | Full | 6 | 0 | 0 | 6 | |
| Land At 134 Shelford Road, Cambridge | C/00775/19 | Outline | 1 | 0 | 0 | 1 | |
| 63 Histon Road, Cambridge | C/00776/19 | Full | 1 | 0 | 0 | 1 | |
| 168 170 Mill Road, CAMBRIDGE | C/00782/17 | Full | 1 | 0 | 0 | 1 | |
| 3 Station Road, CAMBRIDGE | C/00815/18 | Full | 2 | 0 | 0 | 2 | |
| 42, Ramsden Square, CAMBRIDGE | C/00819/18 | Full | 1 | 0 | 0 | 1 | |
| 2, Barrow Road, CAMBRIDGE | C/00826/17 | Full | 0 | 0 | 0 | 0 | |
| 108 Grantchester Meadows, CAMBRIDGE | C/00827/18 | Full | 0 | 0 | 0 | 0 | |
| 7, Durnford Way, CAMBRIDGE | C/00861/18 | Full | 0 | 0 | 0 | 0 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Achray Gazeley Road, Cambridge | C/00896/19 | Outline | 2 | 0 | 0 | 2 | |
| Land Rear Of 208 And 208A Cherry Hinton Road, Cambridge | C/00906/18 | Full | 4 | 0 | 0 | 4 | |
| 50 St Stephens Place And 51 Canterbury Street, Cambridge | C/00907/18 | Full | 9 | 0 | 0 | 9 | |
| 160 Mill Road, Cambridge | C/00960/18 | Full | 2 | 0 | 0 | 2 | |
| 39A Almoners Avenue, Cambridge | C/00971/19 | Reserved Matters | 2 | 0 | 0 | 2 | |
| Land Off Peverel Close To Rear Of 1-5 Peverel Road, Cambridge | C/01022/19 | Full | 2 | 0 | 0 | 2 | |
| 207 Green End Road, CAMBRIDGE | C/01023/17 | Full | 5 | 0 | 0 | 5 | |
| 45 High Street, Trumpington | C/01028/17 | Full | 1 | 0 | 0 | 1 | |
| 355 Newmarket Road, Cambridge | C/01053/19 | Prior Notification | 2 | 0 | 0 | 2 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 10 Ferndale Rise, CAMBRIDGE | C/01082/18 | Full | 1 | 0 | 0 | 1 | |
| 560 Newmarket Road, CAMBRIDGE | C/01108/18 | Full | 1 | 0 | 0 | 1 | |
| 233 Milton Road, Cambridge | C/01116/19 | Full | 1 | 0 | 0 | 1 | |
| 61 Ferrars Way, CAMBRIDGE | C/01132/18 | Full | 1 | 0 | 0 | 1 | |
| Land Rear Of 92 Queen Ediths Way, Cambridge | C/01140/18 | Full | 1 | 0 | 0 | 1 | |
| 5 Brooklands Avenue, CAMBRIDGE | C/01164/15 | Prior Notification | 6 | - | - | - | Unable to identify material start therefore assume lapsed |
| 74 Fortescue Road, Cambridge | C/01234/18 | Full | 1 | 0 | 0 | 1 | |
| 178, Coldhams Lane, CAMBRIDGE | C/01249/17 | Full | 1 | 0 | 0 | 1 | |
| 339 Milton Road, CAMBRIDGE | C/01282/17 | Full | 4 | 0 | 0 | 4 | |
| 32 Arbury Road, Cambridge | C/01290/19 | Full | 0 | 0 | 0 | 0 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 23 Garden Walk, Cambridge | C/01301/19 | Full | 2 | 0 | 0 | 2 | |
| Newnham Mill, Newnham Road, CAMBRIDGE | C/01303/17 | Full | 3 | - | - | - | Unable to identify material start therefore assume lapsed |
| 24 Elfleda Road, Cambridge | C/01319/18 | Full | 1 | 0 | 0 | 1 | |
| 35 Milton Road, CAMBRIDGE | C/01328/17 | Full | 3 | 0 | 0 | 3 | |
| 16 Brookside, Cambridge | C/01361/18 | Full | 1 | 0 | 0 | 1 | |
| 23 Tenison Road, CAMBRIDGE | C/01365/18 | Prior Notification | 6 | 0 | 0 | 6 | |
| 28 Fendon Road, CAMBRIDGE | C/01407/16 | Full | 3 | - | - | - | Unable to identify material start therefore assume lapsed |
| 6 Colville Road, CAMBRIDGE | C/01414/18 | Full | 3 | 0 | 0 | 3 | |
| 58 Harvey Goodwin Avenue, CAMBRIDGE | C/01447/17 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 126 Queen Ediths Way, Cambridge | C/01462/18 | Full | 1 | 0 | 0 | 1 | |
| 60 High Street, Trumpington | C/01462/19 | Full | 1 | 0 | 0 | 1 | |
| Boltons Warehouse Ground Floor, 23 Tenison Road, Cambridge | C/01475/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| 178 Kendal Way, CAMBRIDGE | C/01481/17 | Full | 2 | - | - | - | Superseded by 20/03752/FUL, see Figure 15 |
| 53 Alpha Terrace, Trumpington | C/01495/17 | Full | 0 | 0 | 0 | 0 | |
| 15 Fontwell Avenue, CAMBRIDGE | C/01518/17 | Full | 0 | - | - | - | Unable to identify material start therefore assume lapsed |
| 11 Napier Street, Cambridge | C/01520/18 | Full | -1 | 0 | 0 | -1 | |
| 4 Green End Road, CAMBRIDGE | C/01534/17 | Full | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 1 Maitland Avenue, Cambridge | C/01553/18 | Full | 2 | 0 | 0 | 2 | |
| 30 Dudley Road, Cambridge | C/01579/18 | Full | 1 | 0 | 0 | 1 | |
| 36 Amwell Road, Cambridge | C/01582/18 | Full | 2 | 0 | 0 | 2 | |
| 130 Queen Ediths Way, CAMBRIDGE | C/01626/17 | Full | 4 | - | - | - | Lapsed, alternative planning application being considered 20/04824/FUL |
| 140 Queen Ediths Way Cambridge | C/01647/19 | Full | -1 | 0 | 0 | -1 | |
| 68 Whitehill Road, CAMBRIDGE | C/01661/17 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| 44 George Street, Cambridge | C/01661/18 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 83 - 87 Babraham Road, Cambridge | C/01671/18 | Full | 0 | 0 | 0 | 0 | |
| Carlyle Lodge, 71A Chesterton Road, Cambridge | C/01684/18 | Full | 6 | 0 | 0 | 6 | |
| 25-27 High Street, Chesterton | C/01703/18 | Full | 8 | 0 | 0 | 8 | |
| 129 Ditton Fields, Cambridge | C/01738/18 | Outline | 1 | 0 | 0 | 1 | |
| 31 Peverel Road, CAMBRIDGE | C/01740/17 | Full | 1 | 0 | 0 | 1 | |
| Land To The Rear Of 89-91 De Freville Avenue, Cambridge | C/01805/18 | Full | 1 | 0 | 0 | 1 | |
| 65 Fulbourn Road, CAMBRIDGE | C/01811/17 | Full | 3 | - | - | - | Unable to identify material start therefore assume lapsed |
| 43 - 47 Water Street, Cambridge | C/01826/18 | Full | 3 | 0 | 0 | 3 | |
| 80 Chesterton Road, Cambridge | C/01828/18 | Full | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 125b Milton Road, CAMBRIDGE | C/01836/16 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| St. Edmund's College, CAMBRIDGE | C/01864/16 | Full | 0 | 0 | 0 | 0 | |
| 57 Peverel Road, Cambridge | C/01887/18 | Full | 1 | 0 | 0 | 1 | |
| 1 Mere Way, CAMBRIDGE | C/01894/17 | Full | 1 | 0 | 0 | 1 | |
| Baileys Studios, 63 Eden Street, Cambridge | C/01925/18 | Full | 0 | 0 | 0 | 0 | |
| 8 & 8A Oak Tree Avenue, CAMBRIDGE | C/01926/17 | Full | 0 | 0 | 0 | 0 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Land Adjacent 6 Pearce Close, CAMBRIDGE | C/02000/17 | Full | 1 | - | - | - | Lapsed, alternative planning applications being considered 20/04715/FUL and 20/04268/FUL |
| 1 Pikes Walk, Cambridge | C/02009/18 | Full | 1 | 0 | 0 | 1 | |
| 2 And 3 Melbourne Place, Cambridge | C/02028/18 | Full | -1 | 0 | 0 | -1 | |
| 44 Dudley Road, CAMBRIDGE | C/02042/17 | Full | 3 | - | - | - | Unable to identify material start therefore assume lapsed |
| 38 Darwin Drive, Cambridge | C/02053/18 | Full | 1 | 0 | 0 | 1 | |
| Moghul Tandoori Indian Take Away, 182 Sturton Street, CAMBRIDGE | C/02090/17 | Full | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 150 Coldhams Lane, CAMBRIDGE | C/02156/17 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| Rear Of Queens Meadow, Cambridge | C/02183/17 | Full | 2 | 0 | 0 | 2 | |
| 5 Ferndale Rise, CAMBRIDGE | C/02191/16 | Full | 4 | - | - | - | Unable to identify material start therefore assume lapsed |
| 29 Garden Walk, CAMBRIDGE | C/02198/17 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| 42 Birdwood Road, CAMBRIDGE | C/02211/17 | Full | -1 | - | - | - | Unable to identify material start therefore assume lapsed |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 572 Newmarket Road, CAMBRIDGE | C/02225/17 | Full | 3 | - | - | - | Likely will lapse, alternative planning application being considered 20/02392/FUL |
| 101a Cavendish Road, CAMBRIDGE | C/02245/16 | Full | 2 | - | - | - | Unable to identify material start therefore assume lapsed |
| 174 Hills Road, CAMBRIDGE | C/02248/16 | Full | 2 | 0 | 0 | 2 | 20/05185/AEA awaiting decision. Therefore not lapsed |
| 56 Elizabeth Way, CAMBRIDGE | C/02249/16 | Full | 6 | - | - | - | Unable to identify material start therefore assume lapsed |
| 45 Nightingale Avenue, CAMBRIDGE | C/02261/17 | Full | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land To The Rear Of 115 117 & 119 Shelford Road, Shelford Road, Cambridge | C/02267/17 | Full | 9 | 0 | 0 | 9 | |
| **TOTAL** | **-** | **-** | **241** | **0** | **0** | **195** | **A lapse rate of 6% for non-delivery has been applied, therefore 183 dwellings anticipated from these sites.** |

Figure 15: Cambridge – Small Sites of 9 dwellings or less with planning permission approved between 1 April and 31 December 2020

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings (net number of dwellings)** |
|---|---|---|---|
| 111 Mowbray Road, Cambridge | 18/1986/CLUED | Certificate of Lawful Development - Change of Use | 1 |
| 219 Ross Street, Cambridge | 20/0062/CLUED | Certificate of Lawful Development - Change of Use | 1 |
| Allways House, 102 Castle Street, Cambridge | 19/1245/CLUED | Certificate of Lawful Development - Change of Use | -1 |
| 6 Sherbourne Close, Cambridge | 18/1803/FUL | Full | 2 |
| 73 Newmarket Road, Cambridge | 18/0887/FUL | Full | 9 |
| 184 Perne Road, Cambridge | 19/0724/FUL | Full | 1 |
| Family Centre, Malta Road, Cambridge | 18/1890/FUL | Full | 9 |
| 67 Perne Road, Cambridge | 19/0866/FUL | Full | 2 |
| 44 Chesterton Road, Cambridge | 19/1285/FUL | Full | 1 |
| 16 Moore Close, Cambridge | 19/1257/FUL | Full | 1 |
| 163 Green End Road, Cambridge | 19/1246/FUL | Full | 0 |
| Garage adjacent to Sayle House, 38 Chesterton Hall Crescent, Cambridge | 19/1430/FUL | Full | 1 |
| Land rear of 440 Cherry Hinton Road, Cambridge | 19/0960/FUL | Full | 1 |
| 51-53 Argyle Street, Cambridge | 19/1444/FUL | Full | 2 |
| 101 Perse Way, Cambridge | 19/1669/FUL | Full | -1 |
| 73 Mill Road, Cambridge | 20/0048/FUL | Full | 3 |
| Lynwood House Bed and Breakfast, 217 Chesterton Road, Cambridge | 20/0101/FUL | Full | 1 |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) |
|---|---|---|---|
| 1 Fitzwilliam Road, Cambridge | 19/1141/FUL | Full | 2 |
| 349 Cherry Hinton Road, Cambridge | 20/01293/FUL | Full | 6 |
| Seeleys Court, Milton Road, Cambridge | 19/1564/FUL | Full | 1 |
| 157 Mowbray Road, Cambridge | 20/0018/FUL | Full | 1 |
| Former 56 - 58 Chesterton Road, Cambridge | 19/1214/FUL | Full | 8 |
| 1 Rectory Terrace, High Street, Cherry Hinton | 19/1375/FUL | Full | 8 |
| 349 Cherry Hinton Road, Cambridge | 20/01258/FUL | Full | 1 |
| 280/280A Mill Road, Cambridge | 19/1439/FUL | Full | 3 |
| 248 Coldhams Lane, Cambridge | 20/01318/FUL | Full | 2 |
| 55-57 Arbury Road, Cambridge | 20/02318/FUL | Full | 4 |
| Land at Crowland Way, Cambridge | 20/02743/FUL | Full | 6 |
| 34 Huntingdon Road, Cambridge | 20/02223/FUL | Full | 1 |
| 305 Hills Road, Cambridge | 20/01551/FUL | Full | 0 |
| 75 Carlton Way, Cambridge | 20/02299/FUL | Full | 1 |
| Land at Hudson Close, Hudson Close, Cambridge | 19/1568/FUL | Full | 7 |
| 52 - 56 High Street, Trumpington | 20/01616/FUL | Full | 1 |
| Land at Dundee Close, Cambridge | 20/02998/FUL | Full | 4 |
| 523 Coldhams Lane, Cambridge | 20/03202/FUL | Full | 5 |
| 76 Kings Hedges Road, Cambridge | 20/02095/FUL | Full | 1 |
| 333 Milton Road, Cambridge | 20/04135/FUL | Full | -1 |
| 32 Newnham Road, Cambridge | 20/03180/FUL | Full | 1 |
| 178 Kendal Way, Cambridge | 20/03752/FUL | Full | 2 |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) |
|---|---|---|---|
| 1A Queen Ediths Way, Cambridge | 20/02189/FUL | Full | 3 |
| 15 Royal Albert Homes, Hills Road, Cambridge | 20/01968/FUL | Full | 1 |
| 1 Clarkson Close, Cambridge | 20/01925/FUL | Full | 0 |
| 71 Histon Road, Cambridge | 20/02870/FUL | Full | 1 |
| 23 Wulfstan Way, Cambridge | 19/0851/OUT | Outline | 1 |
| 351-353 Newmarket Road, Cambridge | 20/03132/PRI03M | Prior approval for change of use | 2 |
| **TOTAL** | **-** | **-** | **105**<br><br>**A lapse rate of 6% for non-delivery has been applied, therefore 98 dwellings anticipated from these sites.** |

Figure 16: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission already under construction at 31 March 2020

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| Old GPO Building, Land north of 11 Ermine Way, Arrington | S/0209/17 | Full | 1 | 0 | 1 | 0 |
| Land North of 5 Church End, Arrington | S/0411/19 | Reserved Matters | 1 | 0 | 1 | 0 |
| 41 Ermine Way, Arrington | S/2283/16 | Full | 1 | 0 | 1 | 0 |
| Land at Church End, ARRINGTON | S/3849/18 | Reserved Matters | 1 | 0 | 1 | 0 |
| 97 High Street, Balsham | S/04477/17 | Full | 1 | 0 | -1 | 2 |
| Land to the Rear of Greenwood, Back Lane, Barrington | S/3127/17 | Full | 1 | 0 | 1 | 0 |
| 9 Back Lane, Barrington | S/3779/17 | Full | 1 | 0 | 1 | 0 |
| Land Adj to Lilac Cottage, 10 The Causeway, Bassingbourn | S/0775/17 | Full | 1 | 0 | 1 | 0 |
| King Alfreds House, 16 Riddy Lane, Bourn | S/1615/19 | Full | 1 | 0 | 1 | 0 |
| Adjacent to 63 Highfields Road, Highfields Caldecote | S/0403/15 | Full | 2 | 1 | 1 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| Southwind, Highfields Road, Highfields Caldecote | S/0500/17 | Full | 2 | 1 | 1 | 0 |
| 17 Highfield Court, Highfields Road, Highfields Caldecote | S/0255/13, S/1847/16, S/2459/19 & S/2678/19 | Full | 4 | 2 | 0 | 2 |
| 13 West Drive, Highfields Caldecote | S/4046/18 | Full | 0 | -1 | 1 | 0 |
| 6 Garstones, Great Cambourne | S/3300/16 | Full | 2 | 0 | 2 | 0 |
| Land at Coopers Farm, Castle Camps | S/0274/17 | Prior Notification | 1 | 0 | 1 | 0 |
| Olmstead Hall, Olmstead Green, Castle Camps | S/0401/17 | Prior Notification | 1 | 0 | 1 | 0 |
| 23 Brockholt Road, Caxton | S/0436/19 | Full | 1 | 0 | 1 | 0 |
| The Orchard, 2 Ermine Street, Caxton | S/0896/18 | Full | 1 | 0 | 1 | 0 |
| Land adjacent to New Pond Cottage, School Lane, Conington | S/4352/17 | Full | 1 | 0 | 1 | 0 |
| 9 The Footpath, Coton | S/4301/18 | Full | 2 | -1 | 0 | 3 |
| 33 Margett Street, Cottenham | S/0134/19 | Full | 1 | 0 | 1 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| Chear Fen Farm, Long Drove, Cottenham | S/1133/16 | Full | 1 | 0 | 1 | 0 |
| Clopton Farm, Lower Road, Croydon | S/2581/11 | Full | 2 | 0 | 2 | 0 |
| 4 Chapel Street, Duxford | S/0269/19 | Full | 1 | 0 | 1 | 0 |
| 57 Moorfield Road, Duxford | S/1335/19 | Full | 1 | 0 | 1 | 0 |
| 24 Parsonage Close, Duxford | S/2547/18 | Full | 2 | 0 | 2 | 0 |
| 82 Caxton End, Eltisley | S/0028/19 | Full | 1 | 0 | 1 | 0 |
| Land adjacent to 9 Mill Road, Fen Drayton | S/0803/18 | Full | 3 | 0 | 1 | 2 |
| Rear of 49A Middleton Way, Fen Drayton | S/1008/18 | Full | 1 | 0 | 1 | 0 |
| 13 Cootes Lane, Fen Drayton | S/2582/15 | Full | 2 | 1 | 0 | 1 |
| 64 Fowlmere Road, Foxton | S/4291/17 | Full | 1 | 0 | 1 | 0 |
| 17 Hinton Road, Fulbourn | S/1532/17 | Full | 1 | -1 | 2 | 0 |
| 23 Everton Road, Gamlingay | S/1765/19 | Full | 1 | 0 | 1 | 0 |
| 27 Everton Road, Gamlingay | S/1807/19 | Full | 2 | 0 | 2 | 0 |
| Land Adjacent to Springfields, Little Heath, Gamlingay | S/1856/19 | Full | 2 | 0 | 2 | 0 |
| 49 Mill Street, Gamlingay | S/4142/18 | Full | 2 | 0 | 2 | 0 |
| 53 CHURCH STREET, GAMLINGAY | S/4531/18 | Full | 1 | 0 | 1 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| 19 Everton Road, The Heath, Gamlingay | S/4546/17 | Full | 2 | 1 | 0 | 1 |
| 50 Thornton Way, Girton | S/1601/18 | Full | 1 | 0 | 1 | 0 |
| 1 Thornton Road, Girton | S/1788/18/1 | Full | 1 | 0 | 0 | 1 |
| Girton Womens Institute Hall, High Street, Girton | S/2365/16 | Full | 3 | 0 | 3 | 0 |
| 14 Cambridge Road, Girton | S/2865/18 | Full | 1 | 0 | 1 | 0 |
| 43 North Road, Great Abington | S/0815/19 | Full | 1 | 0 | 1 | 0 |
| 46 North Road, Great Abington | S/4678/18 | Full | 1 | 0 | 1 | 0 |
| Holbeins Farm, High Street, GREAT EVERSDEN | S/2771/14 | Prior Notification | 1 | 0 | 1 | 0 |
| 160 Cambridge Road, Great Shelford | S/2175/18 | Full | 4 | 0 | -1 | 5 |
| Land to the East of Granhams Farm, Granhams Road, GREAT SHELFORD | S/2449/18 | Full | 4 | 0 | 4 | 0 |
| Garages, Macaulay Avenue, Great Shelford | S/2754/19 | Full | 6 | 0 | 6 | 0 |
| 24 Coppice Avenue, Great Shelford | S/4733/18 | Full | 0 | -1 | 1 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| Carpenters Arms, 10 High Street, Great Wilbraham | S/0561/18 | Full | 1 | 0 | 1 | 0 |
| Lodge Farm, 2 Silver Street, Guilden Morden | S/1563/17 | Full | 1 | 0 | 1 | 0 |
| 11 Dubbs Knoll Road, Guilden Morden | S/03284/19 | Reserved Matters | 2 | 0 | 1 | 1 |
| Green Knoll Farm, Potton Road, Guilden Morden | S/4749/18 | Prior Notification | 1 | 0 | 1 | 0 |
| 303 St. Neots Road, Hardwick | S/0629/17 | Full | 1 | 0 | 1 | 0 |
| 44 Hall Drive, Hardwick | S/1886/17 | Full | 1 | 0 | 1 | 0 |
| 339 St. Neots Road, Hardwick | S/2665/17 | Full | 2 | 0 | 2 | 0 |
| 62 London Road, Harston | S/0324/17 | Full | 1 | 0 | 1 | 0 |
| Land to the South of Roebourne house, 11 ROYSTON ROAD, HARSTON | S/0774/09 | Reserved Matters | 1 | 0 | 1 | 0 |
| (Land to rear of no 25), Royston Road, Harston | S/02976/19 | Reserved Matters | 2 | 0 | 2 | 0 |
| 115 New Road, Haslingfield | S/2689/15 | Full | 0 | -1 | 1 | 0 |
| 45 Church Street, Haslingfield | S/3622/16 | Full | 1 | 0 | 1 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| 1 Nuns Orchard, Histon | S/0473/17 | Full | 1 | 0 | 1 | 0 |
| 66 - 68 Station Road, HISTON | S/2697/17 | Full | 2 | 0 | 2 | 0 |
| Harlequin House, 43 Abbey Street, Ickleton | S/4543/17 | Full | 1 | 0 | 1 | 0 |
| Railway Vue, 163 Station Road, Impington | S/1767/18 | Full | 2 | 0 | 2 | 0 |
| Land south of Villa Road (Plot 1), Impington | S/1992/18 | Full | 1 | 0 | 1 | 0 |
| The Lodge, Park Drive, Impington | S/4298/17 | Full | 1 | 0 | 1 | 0 |
| Armshold Farm, Tinkers Lane, Kingston | S/1502/19 | Full | 1 | 0 | 1 | 0 |
| Agricultural Dwelling, Kingston Pastures Farm, Old Wimpole Road, KINGSTON | S/3212/15 | Prior Notification | 3 | 0 | 3 | 0 |
| 2 Kingston Barns, Bourn Road, KINGSTON | S/3662/18 | Prior Notification | 1 | 0 | 1 | 0 |
| Land between 60-70 High Street, Landbeach | S/03489/18 | Full | 2 | 0 | 1 | 1 |
| Greenhill Farm, Hollow Lane, off, Cambridge Road, Linton | S/0096/98 | Reserved Matters | 1 | 0 | 1 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| Land adjacent 8 Green Lane, Linton | S/3524/17 | Full | 1 | 0 | 1 | 0 |
| R/O 36 & 38 Back Road, Linton | S/4297/18 | Full | 1 | 0 | 1 | 0 |
| Longview, 1 Manor Farm Barns, Cockhall Lane, LITLINGTON | S/3702/18 | Reserved Matters | 1 | 0 | 1 | 0 |
| 38 Church Lane, Little Abington | S/0871/19 | Full | 0 | -1 | 1 | 0 |
| 16 Harlton Road, Little Eversden | S/1331/17 | Full | 1 | 0 | 1 | 0 |
| Land south of 55 Harlton Road, Little Eversden | S/2875/19 | Full | 1 | 0 | 1 | 0 |
| 6 Primrose Hill, Little Gransden | S/3507/16 | Full | 2 | 1 | 1 | 0 |
| Land at Hazlewell Farm, Bar Road, Longstanton | S/02894/17 | Full | 0 | -2 | 2 | 0 |
| 6 St. Michaels, Longstanton | S/3624/18 | Full | 1 | 0 | 1 | 0 |
| 70 Whitecroft Road, Meldreth | S/0241/18/1 | Full | 8 | 0 | 8 | 0 |
| 13 Chiswick End, Meldreth | S/2154/14 | Full | 1 | 0 | 1 | 0 |
| Fenny Lane Farm, Fenny Lane, Meldreth | S/3418/18 | Prior Notification | 4 | 1 | 3 | 0 |
| 7 High Street, Milton | S/0700/18 | Full | 2 | -1 | 0 | 3 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| Land rear of 1 Benet Close, Milton | S/1999/19 | Full | 1 | 0 | 1 | 0 |
| The Black House, Chesterton Fen Road, MILTON | S/3280/18 | Full | 0 | -2 | 0 | 2 |
| Land rear of 13, 25, 27 & 29 Harston Road, Newton | S/2079/16 | Full | 1 | 0 | 0 | 1 |
| 57 Longstanton Road, Oakington And Westwick | S/0994/16 | Reserved Matters | 1 | -1 | 0 | 2 |
| 2-4 Water Lane, Oakington | S/1250/18 | Full | 6 | 0 | 6 | 0 |
| 27-29 LONGSTANTON ROAD, OAKINGTON AND WESTWICK | S/1349/12 | Full | 1 | 0 | 0 | 1 |
| Methodist Church, Methodist Church, Coles Lane, OAKINGTON AND WESTWICK | S/3270/15 | Full | 1 | 0 | 1 | 0 |
| Land adjacent to 13 Station Road, Oakington | S/4786/18 | Full | 1 | 0 | 1 | 0 |
| Land North West of Leaden Hill, Orwell | S/2972/19 | Full | 3 | 0 | 2 | 1 |
| Land at, 11 Hillside, Orwell | S/4061/17 | Full | 2 | 0 | 2 | 0 |
| 4 Lowburyholme Road, Over | S/2616/18 | Full | 1 | -1 | 2 | 0 |
| 38 Cow Lane, Rampton | S/0304/17 | Full | 2 | 0 | 2 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| Rear of 64 & 66 New Road, Sawston | S/4574/17 | Full | 2 | 0 | 1 | 1 |
| Land North of 7 Angle Lane, Shepreth | S/2786/16 | Full | 1 | 0 | 1 | 0 |
| Sunavon, High Street, Shingay Cum Wendy | S/4827/18 | Full | 0 | 0 | -1 | 1 |
| 19 North Brook End, Steeple Morden | S/1379/18 | Prior Notification | 1 | 0 | 1 | 0 |
| 130 Hay Street, Steeple Morden | S/2643/18 | Full | 1 | 0 | 1 | 0 |
| Land south of, 136 Boxworth End, Swavesey | S/3871/17 | Full | 1 | 0 | 1 | 0 |
| Teversham CofE VA Primary School, Church Road, TEVERSHAM | S/2210/16 | Full | -1 | 0 | -1 | 0 |
| 84 Fulbourn Old Drift, Teversham | S/2370/19 | Full | 1 | -1 | 2 | 0 |
| 38 High Street, Teversham | S/3312/17 | Full | 1 | 0 | 1 | 0 |
| 34 Church Street, Thriplow | S/2557/19 | Full | 0 | -1 | 1 | 0 |
| 55 School Lane, Toft | S/2190/19 | Full | 1 | 0 | 1 | 0 |
| Land to the rear of 10A Rosemary Road, Waterbeach | S/0193/19 | Full | 9 | 0 | 9 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| 93 Cambridge Road, Waterbeach | S/0637/19 | Full | 1 | 0 | 1 | 0 |
| 11 High Street, WATERBEACH | S/2099/16 | Full | 2 | 0 | 2 | 0 |
| land west of 13 Burton End, West Wickham | S/0619/19 | Reserved Matters | 5 | 0 | 5 | 0 |
| 3 Streetly End, West Wickham | S/1415/17 | Full | 1 | 0 | 1 | 0 |
| Linnet Hall Barn, Road to Linnet Hall, Weston Colville | S/4655/18 | Prior Notification | 1 | 0 | 1 | 0 |
| 18 Royston Road, Whittlesford | S/2788/18 | Full | 1 | 0 | 1 | 0 |
| Land to the west of, 168 Rampton Road, Willingham | S/0595/17 | Full | 2 | 1 | 1 | 0 |
| 30, Fen End, Willingham | S/1408/17 | Full | 1 | 0 | 1 | 0 |
| Land Adjacent to 168 Rampton Road, Willingham | S/1486/19 | Full | 1 | 0 | 1 | 0 |
| 124 Rampton Road, Willingham | S/1627/19 | Reserved Matters | 1 | 0 | 1 | 0 |
| Land at 20, Rampton End, Willingham | S/1683/19 | Full | 1 | 0 | 1 | 0 |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) |
|---|---|---|---|---|---|---|
| Land and Parcel Adj Highgate Farm, Over Road, Willingham | S/1836/18 | Reserved Matters | 1 | 0 | 1 | 0 |
| Land to rear of 17-19A Green Street, Willingham | S/1874/07 | Reserved Matters | 5 | 3 | 0 | 2 |
| Land South of Rampton Road, Willingham | S/2165/19 | Reserved Matters | 1 | 0 | 1 | 0 |
| Rear of 130 Rampton Road, Willingham | S/4070/18 | Full | 1 | 0 | 1 | 0 |
| **TOTAL** | **-** | **-** | **191** | **-3** | **161** | **33** |

Figure 17: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2020

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Existing petrol filling station and adjacent to 15 Ermine Way, Arrington | S/00365/18 | Full | -1 | 0 | 0 | -1 | |
| 7 Church Lane, Arrington | S/03389/17 | Full | 0 | 0 | 0 | 0 | |
| Reeded Barns Farm, Cambridge Road, Babraham | S/02514/16 | Prior Notification | 3 | 0 | 0 | 3 | |
| Land adjacent (East) of number 6 Blacksmith's Close, Babraham | S/02925/16 | Outline | 1 | 0 | 0 | 1 | |
| Land to the west of 10 Cambridge Road, Balsham | S/01818/17 | Outline | 1 | - | - | - | Superseded by 20/03037/FUL, see Figure 18 |
| Land adjacent to 13 Bartons Close, Balsham | S/03585/18 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Unit 4, Church Meadows, Haslingfield Road, Barrington | S/00008/19 | Full | 1 | 0 | 0 | 1 | |
| 8 High Street, Barrington | S/01767/19 | Full | 1 | 0 | 0 | 1 | |
| 20 Foxton Road, Barrington | S/02149/18 | Outline | 1 | 0 | 0 | 1 | |
| 31 West Green, Barrington | S/02933/18 | Full | 1 | 0 | 0 | 1 | |
| 30, Shepreth Road, Barrington | S/04453/17 | Full | 1 | 0 | 0 | 1 | Discharge of conditions application approved in May 2020. Assume not lapsed. |
| Bartlow Park, Camps Road, Bartlow | S/03115/15 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| Land between 28 & 63 Kings Grove, Barton | S/00198/18 | Outline | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 13 Mailes Close, Barton | S/03151/18 | Outline | 1 | 0 | 0 | 1 | |
| 15 Comberton Road, Barton | S/04331/18 | Outline | 2 | 0 | 0 | 2 | |
| 133 The Causeway, Bassingbourn Cum Kneesworth | S/01754/19 | Full | 4 | 0 | 0 | 4 | |
| 41 Fen Road, Bassingbourn | S/02256/16 | Full | 1 | 0 | 0 | 1 | |
| Taunus, Old North Road, Whaddon | S/04194/18 | Full | 0 | 0 | 0 | 0 | |
| Garage site off Knutsford Road, Bassingbourn | S/04433/18 | Outline | 1 | 0 | 0 | 1 | |
| 87 Highfields Road, Highfields Caldecote, Caldecote | S/00243/19 | Outline | 2 | 0 | 0 | 2 | |
| Land to the West of Casa De Foseta, St Neots Road, Highfields Caldecote | S/00925/19 | Reserved Matters | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land to the West of Casa De Foseta, St Neots Road, Highfields Caldecote | S/01370/19 | Reserved Matters | 1 | 0 | 0 | 1 | |
| Land to the West of Casa De Foseta, St. Neots Road, Dry Drayton | S/01524/16 | Outline | 3 | 0 | 0 | 3 | |
| 28 Highfields Road, Highfields Caldecote, Caldecote | S/02025/19 | Full | 1 | 0 | 0 | 1 | |
| Land to the rear of 22 West Drive, Highfields Caldecote | S/02347/18 | Outline | 1 | 0 | 0 | 1 | |
| Leylands, Highfields Road, Highfields Caldecote | S/02411/17 | Outline | 2 | - | - | - | Superseded by S/0121/20/FL, see Figure 18 |
| Land to the West of Casa De Foseta, St Neots Road, Highfields Caldecote | S/02451/19 | Reserved Matters | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Clare Cottage, Main Street, Caldecote | S/03261/18 | Full | 0 | 0 | 0 | 0 | |
| Childerley Gate Filling Station, St. Neots Road, Dry Drayton | S/03273/16 | Outline | 2 | 0 | 0 | 2 | |
| 20 A East Drive, Caldecote | S/03448/19 | Outline | 1 | 0 | 0 | 1 | |
| 8 East Drive, Highfields Caldecote, Caldecote | S/04105/19 | Full | 0 | 0 | 0 | 0 | |
| The Barn, Highfields Farm, Highfields Caldecote | S/04466/17 | Prior Notification | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| Manor Farm, Main Street, Caldecote | S/04543/19 | Full | 1 | 0 | 0 | 1 | |
| Scrap Yard, Willingham Green Road, Carlton | S/04528/18 | Full | 4 | 0 | 0 | 4 | |
| 8 Bartlow Road, Castle Camps | S/04472/19 | Full | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land between 20 & 30 Bourn Road, Caxton | S/01227/17 | Outline | 1 | - | - | - | S/3148/18/RM withdrawn 15/10/18. Lapsed. |
| Caxton Baptist Chapel, Ermine Street, Caxton | S/02234/18 | Full | 1 | 0 | 0 | 1 | |
| Firs Farm, St. Peters Street, Caxton | S/02294/16 | Outline | 8 | 0 | 0 | 8 | |
| 21 Brockholt Road, Caxton | S/03012/17 | Outline | 1 | 0 | 0 | 1 | S/1423/19/FL granted 22/08/19, therefore not lapsed. |
| Barn south-east of Firs Farm, St Peters Street, Caxton | S/03437/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| 30, Bourn Road, Caxton | S/04023/18 | Full | 0 | 0 | 0 | 0 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Land to the rear of 3 & 4 Bush Close, Comberton | S/01725/19 | Full | 1 | 0 | 0 | 1 | Discharge of conditions application approved in November 2020. Assume not lapsed. |
| New Barns Farm, Cambridge Road, Conington | S/02541/19 | Prior Notification | 4 | 0 | 0 | 4 | |
| 99, Whitwell Way, Coton | S/01019/18 | Outline | 1 | 0 | 0 | 1 | |
| 13, Ellis Close, Cottenham | S/00582/18 | Outline | 2 | 0 | 0 | 2 | 20/02234/REM granted 16/10/20, therefore not lapsed |
| Land to the rear of No 316 High Street, Cottenham | S/00891/18 | Full | 1 | 0 | 0 | 1 | |
| 64 Histon Road, Cottenham | S/01930/19 | Outline | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| The Orchards, Beach Road, Cottenham | S/02081/18 | Full | 1 | 0 | 0 | 1 | |
| 144 - 146 Histon Road, Cottenham | S/03003/18 | Full | 1 | 0 | 0 | 1 | |
| Land Between 117 And 123 Histon Road, Cottenham | S/03450/19 | Reserved Matters | 1 | 0 | 0 | 1 | |
| Haelan Feld, Twentypence Road, Cottenham | S/03578/18 | Prior Notification | 1 | 0 | 0 | 1 | |
| Lingwood Farmhouse, Lingwood Farm, Smithy Fen, Cottenham | S/03672/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| Unit F2, Broad Lane Industrial Estate, Broad Lane, Cottenham | S/03703/19 | Full | 9 | 0 | 0 | 9 | |
| Brickyard Farm, Lower Road, Croydon | S/00601/19 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Brickyard Farm, Lower Road, Croydon | S/01121/17 | Full | 0 | - | - | - | Lapsed, alternative planning application being considered 21/00304/FUL |
| Duck End Farm, Park Lane, Dry Drayton | S/01061/18 | Full | 1 | 0 | 0 | 1 | |
| 19 Park Street, Dry Drayton | S/01313/18 | Full | 0 | 0 | 0 | 0 | |
| Duck End Farm (store), Park Lane, DRY DRAYTON | S/01998/17 | Prior Notification | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| Duck End Farm (Barn), Park Lane, DRY DRAYTON | S/01999/17 | Prior Notification | 2 | - | - | - | Unable to identify material start therefore assume lapsed |
| Church Farm, Park Street, DRY DRAYTON | S/03939/18 | Prior Notification | 5 | 0 | 0 | 5 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land adjacent to 31 Blakeland Hill, Duxford | S/01639/19 | Outline | 1 | 0 | 0 | 1 | |
| Barn at Browns Farm, Boxworth Road, Elsworth | S/00644/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| 14 Church Lane, Elsworth | S/01949/19 | Full | 1 | 0 | 0 | 1 | |
| Agricultural Building at Pitt Dene Farm, Elsworth | S/01955/19 | Prior Notification | 3 | 0 | 0 | 3 | |
| Barn 2, Pitt Dene Farm, Elsworth | S/03882/19 | Prior Notification | 2 | 0 | 0 | 2 | |
| Land to the rear of 32 High Street, Fen Ditton | S/01287/18 | Full | 1 | 0 | 0 | 1 | |
| 52 High Street, Fen Ditton | S/02614/17 | Full | 0 | 0 | 0 | 0 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 27, Cootes Lane, Fen Drayton | S/00408/17 | Full | 2 | 0 | 0 | 2 | Council considering discharge of condition application. Therefore, assume permission not lapsed |
| Land To The East Of 10 Mill Road, Fen Drayton | S/01308/19 | Full | 1 | 0 | 0 | 1 | |
| Barn at Ridgeleys Farm, HIGH STREET, FEN DRAYTON | S/01412/07 | Full | 4 | 0 | 0 | 4 | |
| 51, Middleton Way, Fen Drayton, Cambridge | S/01494/19 | Full | 3 | 0 | 0 | 3 | |
| Land to the rear of 47 Middleton Way, Fen Drayton | S/01949/18 | Full | 1 | 0 | 0 | 1 | |
| Land adjacent to 14 Cootes Lane, Fen Drayton | S/03162/19 | Full | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 4 Mill Road, Fen Drayton | S/03609/16 | Full | 1 | 0 | 0 | 1 | |
| Plot 1, Rear of 49, Middleton Way, Fen Drayton | S/03919/18 | Full | 1 | 0 | 0 | 1 | |
| 4, Cootes Lane, Fen Drayton | S/04163/19 | Outline | 1 | 0 | 0 | 1 | |
| 42 Middleton Way, Fen Drayton | S/04445/19 | Full | 2 | 0 | 0 | 2 | |
| Pennwood, Long Lane, Fowlmere | S/03709/18 | Full | 1 | 0 | 0 | 1 | |
| Land to the rear of 1 Westfield Road, Fowlmere | S/04112/17 | Outline | 1 | 0 | 0 | 1 | 21/00447/REM awaiting decision. Therefore, not lapsed. |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land North-East of 8 High Street, Foxton | S/01102/99 | Full | 2 | 1 | 0 | 1 | One dwelling was completed in 2007, and there has been no progress since, therefore the second dwelling is included in this figure as its not started |
| Everglades, Cambridge Road, Foxton | S/01375/17 | Outline | 2 | 0 | 0 | 2 | 20/02613/REM awaiting decision. Therefore, not lapsed. |
| Land to the rear of 59 Fowlmere Road, Foxton | S/01761/18 | Outline | 1 | 0 | 0 | 1 | |
| Land adjacent to 62a Fowlmere Road, Foxton | S/02181/19 | Reserved Matters | 2 | 0 | 0 | 2 | |
| 2 Pierce Lane, Fulbourn | S/01524/18 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Unit 1, The Stables, off Teversham Road, Fulbourn | S/01608/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| The Six Bells, 9 High Street, FULBOURN | S/02434/18 | Full | 1 | 0 | 0 | 1 | |
| 5 Dogget Lane, Fulbourn | S/04557/18 | Full | 1 | 0 | 0 | 1 | |
| Barn on land south of Heath Road, Gamlingay | S/00332/18 | Prior Notification | 1 | 0 | 0 | 1 | Discharge of conditions application approved in August 2020. Assume not lapsed. |
| 16 Little Heath, Gamlingay | S/01075/17 | Full | 0 | - | - | - | Unable to identify material start therefore assume lapsed |
| Land adjacent Fox Cottage, Little Heath, Gamlingay | S/01484/19 | Full | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land Adjacent Rose Villa, Little Heath, Gamlingay | S/02000/17 | Full | 1 | 0 | 0 | 1 | Council considering discharge of condition application. Therefore, assume permission not lapsed |
| Land Adj Home Farm Cottage, Little Heath, GAMLINGAY | S/02241/17 | Outline | 2 | 0 | 0 | 2 | |
| Old Plantation Cottage, Heath Road, Gamlingay | S/02762/19 | Full | 0 | 0 | 0 | 0 | |
| Woodview Farm, Potton Road, Mill Hill, GAMLINGAY | S/03019/18 | Full | 1 | 0 | 0 | 1 | |
| Land To The North East Of Fountain Farm, Park Lane, Gamlingay | S/03188/19 | Reserved Matters | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land to the rear of 27 Everton Road, The Heath, Gamlingay | S/03571/16 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| Land to the West of Shenandoah, Park Lane, GAMLINGAY | S/04031/17 | Outline | 1 | 0 | 0 | 1 | 20/05022/REM validated 07/12/20. Therefore not lapsed. |
| Land to rear of 18, Church Lane, Girton | S/00987/19 | Full | 1 | 0 | 0 | 1 | |
| 4 Lees Way, Girton | S/01776/19 | Full | 1 | 0 | 0 | 1 | |
| Land Rear Of 65 High Street Girton | S/02048/19 | Full | 2 | 0 | 0 | 2 | |
| 89 and 89a Cambridge Road, Girton | S/03220/18 | Full | 2 | 0 | 0 | 2 | |
| 144 Thornton Road, Girton | S/03245/15 | Full | 1 | 0 | 0 | 1 | |
| Land at 56 Girton Road, Girton | S/03315/19 | Outline | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 4 Pepys Way, Girton | S/03960/17 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| Three Tuns, 75 High Street, Great Abington | S/00432/19 | Full | 1 | 0 | 0 | 1 | |
| Land at 34 South Road, Great Abington | S/00545/19 | Outline | 1 | 0 | 0 | 1 | |
| Land adj 6 Chalky Road, Great Abington | S/01009/19 | Full | 1 | 0 | 0 | 1 | |
| 16 Chalky Road, Great Abington | S/01069/19 | Full | 1 | 0 | 0 | 1 | |
| 5 Chalky Road, Great Abington | S/01233/19 | Outline | 1 | 0 | 0 | 1 | |
| Land to rear of Strawberry Farm, Pampisford Road, Abington | S/01433/16 | Outline | 8 | 0 | 0 | 8 | |
| 26 South Road, Abington | S/03755/18 | Full | 1 | 0 | 0 | 1 | |
| 48 North Road, Great Abington | S/04483/19 | Outline | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Land Between 2 And 4 High Street, Great Eversden | S/00805/18 | Full | 1 | 0 | 0 | 1 | |
| 42 High Street, Great Eversden | S/03552/19 | Full | 0 | 0 | 0 | 0 | |
| Reed House, 1 London Road, Great Shelford | S/00108/19 | Full | 1 | 0 | 0 | 1 | |
| 2A London Road, Great Shelford | S/01014/17 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| 37 Westfield Road, Great Shelford | S/01637/18 | Full | 0 | 0 | 0 | 0 | |
| 150 Cambridge Road, Great Shelford | S/01781/19 | Full | 4 | 0 | 0 | 4 | |
| 275 Hinton Way, Great Shelford | S/02529/18 | Full | 0 | 0 | 0 | 0 | |
| 6 Tunwells Lane, Great Shelford | S/03056/19 | Full | 1 | 0 | 0 | 1 | |
| 125 Cambridge Road, Great Shelford | S/04399/19 | Full | 7 | 0 | 0 | 7 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 197 Hinton Way, Great Shelford | S/04707/18 | Full | 1 | 0 | 0 | 1 | |
| 29 Frog End, Great Wilbraham | S/00912/19 | Full | 1 | 0 | 0 | 1 | |
| 23 Pound Green, Guilden Morden | S/00400/18 | Full | 1 | 0 | 0 | 1 | |
| Barn 2, Rectory Farm, New Road, Guilden Morden | S/03030/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| 44 Main Street, Hardwick | S/02935/15 | Full | 1 | 0 | 0 | 1 | |
| 83 High Street, Harlton | S/01410/18 | Full | 1 | 0 | 0 | 1 | |
| 54 Eversden Road, Harlton | S/01452/19 | Full | 1 | 0 | 0 | 1 | |
| Burnt Farm, High Street, Harlton | S/03367/18 | Full | 6 | 0 | 0 | 6 | |
| Land to the rear of 106 High Street, Harston | S/00916/18 | Full | 1 | 0 | 0 | 1 | |
| 49A, 49 High Street, HARSTON | S/03168/17 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Church Street Stores, 21 Church Street, Haslingfield | S/00611/18 | Full | 1 | 0 | 0 | 1 | |
| Land at 67 and 69 New Road, Haslingfield | S/03676/19 | Full | 2 | 0 | 0 | 2 | |
| Barn Farm, East Hatley, Hatley | S/03309/18 | Full | 1 | 0 | 0 | 1 | |
| The Village Hall, Church Road, Hauxton | S/00567/18 | Full | 1 | 0 | 0 | 1 | |
| 5 Church Road, Hauxton | S/03410/19 | Full | 2 | 0 | 0 | 2 | |
| Land to South of Midsummer Cottage, 45 Chishill Road, Heydon | S/00740/19 | Full | 1 | 0 | 0 | 1 | |
| 1 Garden Walk, Histon | S/00623/18 | Outline | 2 | 0 | 0 | 2 | |
| ETHELDRED HOUSE, CLAY STREET, HISTON | S/01157/19 | Full | -1 | 0 | 0 | -1 | |
| 55 Narrow Lane, Histon | S/01159/17 | Full | 2 | - | - | - | Unable to identify material start therefore assume lapsed |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land at Rear of 130 Cottenham Road, Histon | S/01615/18 | Full | 1 | 0 | 0 | 1 | |
| Land adjacent to School Hill, Histon | S/01793/19 | Full | 9 | 0 | 0 | 9 | |
| 43 St Audreys Close, Histon | S/01829/19 | Full | 1 | 0 | 0 | 1 | |
| Land East of Cartref, Cardinals Green, Horseheat | S/01241/18 | Prior Notification | 1 | 0 | 0 | 1 | |
| Land to the rear of 11 Coploe Road, Ickleton | S/00312/18 | Outline | 1 | 0 | 0 | 1 | |
| Kingston Pastures Farm, Old Wimpole Road, KINGSTON | S/04133/17 | Prior Notification | 2 | - | - | - | Lapsed, alternative planning application being considered 20/02114/OUT |
| 4, Waterbeach Road, Landbeach | S/00764/19 | Full | 1 | 0 | 0 | 1 | |
| 41Back Road, Linton | S/00736/19 | Outline | 2 | 0 | 0 | 2 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| 1 Horseheath Road, Linton | S/00793/18 | Full | 6 | 0 | 0 | 6 | |
| Mill House, 32 Mill Lane, Linton | S/01035/18 | Full | 1 | 0 | 0 | 1 | |
| Mill House, 32 Mill Lane, Linton | S/01217/18 | Full | 1 | 0 | 0 | 1 | |
| 37 Bartlow Road, Linton | S/01892/18 | Full | 1 | 0 | 0 | 1 | |
| 12 Brinkman Road, Linton | S/01907/17 | Full | 0 | - | - | - | Unable to identify material start therefore assume lapsed |
| 13 -15 High Street, Linton | S/04209/18 | Full | 1 | 0 | 0 | 1 | |
| Back Cottage, Malting Lane, Litlington | S/02295/18 | Full | 1 | 0 | 0 | 1 | |
| Church Farm, Church Lane, Little Eversden | S/01994/18 | Full | 1 | 0 | 0 | 1 | |
| Land East of 12 Church Lane, Little Eversden | S/02512/15 | Full | 1 | 0 | 0 | 1 | |
| 34 Church Street, Little Gransden | S/00906/17 | Outline | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 26 Main Road, Little Gransden | S/01463/19 | Full | 0 | 0 | 0 | 0 | |
| Land West of 2-8 Church Street, Little Gransden | S/02348/17 | Full | 1 | 0 | 0 | 1 | |
| The Annex, 1 Church Street, Little Gransden | S/02789/19 | Full | 1 | 0 | 0 | 1 | |
| 34 Church Street, Little Gransden | S/04757/18 | Full | 0 | 0 | 0 | 0 | |
| 74 High Street, Little Shelford | S/00298/19 | Full | 0 | 0 | 0 | 0 | |
| Deeping Cottage, London Road, Six Mile Bottom, Little Wilbraham | S/00454/19 | Full | 2 | 0 | 0 | 2 | |
| Land At Long Acre, Robins Lane, Lolworth | S/01570/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| Long Acre, Robins Lane, Lolworth | S/01746/17 | Full | 1 | 0 | 0 | 1 | |
| Land At Ryecroft Station Road, Longstanton | S/00230/20 | Reserved Matters | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| The Retreat, Fews Lane, Longstanton | S/00277/19 | Full | 1 | 0 | 0 | 1 | |
| Land rear of The Retreat, Fews Lane, Longstanton | S/02439/18 | Full | 1 | 0 | 0 | 1 | |
| Ruboic The Flint, Newmarket Road, Heydon | S/01692/14 | Full | 1 | 0 | 0 | 1 | |
| Westfield Orchard, Old North Road, Bassingbourn Cum Kneesworth | S/02175/19 | Full | 0 | 0 | 0 | 0 | |
| Land at Back Lane, Melbourn | S/03591/19 | Full | 2 | 0 | 0 | 2 | |
| 19 Hale Close, Melbourn | S/04035/17 | Full | 1 | 0 | 0 | 1 | Discharge of conditions application approved in December 2020. Assume not lapsed. |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land adjacent to 27 Howard Road, Meldreth | S/00757/18 | Full | 1 | 0 | 0 | 1 | |
| Land to rear of 19a & 21a Whitecroft Road, Meldreth | S/00914/18 | Reserved Matters | 2 | 0 | 0 | 2 | |
| Land Between Burtons and West Way, Off Whaddon Road, Meldreth | S/02939/16 | Full | 5 | 0 | 0 | 5 | |
| Scrapyard, Chiswick End, Meldreth | S/03529/16 | Outline | 6 | 0 | 0 | 6 | 20/01974/REM granted 02/10/20, therefore not lapsed. |
| Land Rear of 30 Chiswick End, Meldreth | S/04058/17 | Outline | 2 | 0 | 0 | 2 | |
| 26 Cambridge Road, MILTON | S/00819/17 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| Land at 13, High Street, Milton | S/01196/18 | Full | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 26 Butt Lane, MILTON | S/01320/16 | Full | 4 | 0 | 0 | 4 | |
| Camside View, Chesterton Fen Road, Milton | S/03104/18 | Full | 1 | 0 | 0 | 1 | |
| Former Golf Club House, Malton Golf Course, Malton Lane, Meldreth | S/02559/18 | Full | 1 | 0 | 0 | 1 | |
| Garage Site rear of 45 & 47, Meadowcroft Way, Orwell | S/04095/17 | Outline | 2 | 0 | 0 | 2 | |
| 57 The Lanes, Over | S/00474/17 | Full | 1 | 0 | 0 | 1 | |
| 65 Willingham Road, Over | S/00930/19 | Full | 1 | 0 | 0 | 1 | |
| 45 High Street, Over | S/01224/18 | Full | 5 | 0 | 0 | 5 | |
| Charter Cottage, Horseware, Over | S/01883/18 | Full | 1 | 0 | 0 | 1 | |
| Police Station, Ermine Street South, Papworth Everard | S/01400/16 | Reserved Matters | 2 | 0 | 0 | 2 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land at Fox Corner, Rampton road, Rampton | S/00864/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| 45 King Street, Rampton | S/02632/14 | Full | 2 | 0 | 0 | 2 | |
| Rear of 5 Babraham Road, Sawston | S/00032/19 | Full | 1 | 0 | 0 | 1 | |
| Falkner Road, Sawston | S/00375/19 | Outline | 1 | 0 | 0 | 1 | |
| 24 Springfield Road, Sawston | S/00705/17 | Full | 1 | 0 | 0 | 1 | Superseded by S/0012/20/FL approved 9/3/20. Discharge of conditions application being considered. Therefore, not lapsed |
| 52 High Street, Sawston | S/02979/17 | Full | 2 | 0 | 0 | 2 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 16 High Street, Sawston | S/03678/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| Unit 5, The Sidings, Station Road, Shepreth | S/00947/19 | Prior Notification | 2 | 0 | 0 | 2 | |
| Pithayes, 2, Frog End, Shepreth | S/02351/18 | Full | 1 | 0 | 0 | 1 | |
| Barns 1/2 Cherry Tree Field, Shepreth Road, SHEPRETH | S/02685/18 | Prior Notification | 3 | 0 | 0 | 3 | |
| Land Adjacent to 80, Meldreth Road, Shepreth | S/03075/19 | Full | 1 | 0 | 0 | 1 | |
| Barns south of, Howards Lane, Cardinals Green | S/02333/19 | Full | 1 | 0 | 0 | 1 | |
| Mill Green Meadow, Mill Green, Horseheath | S/02575/17 | Prior Notification | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| The Oaks, Blacksmiths Lane, Shudy Camps | S/04579/17 | Full | 1 | - | - | - | Lapsed, alternative planning application being considered 21/00156/FUL |
| 9 Bar Lane, Stapleford | S/01782/19 | Full | 1 | 0 | 0 | 1 | |
| 57 to 61 London Road, Stapleford | S/02695/19 | Reserved Matters | 1 | 0 | 0 | 1 | |
| 43 London Road, Stapleford | S/04032/17 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| 33 Bar Lane, Stapleford | S/04426/17 | Full | 2 | 0 | 0 | 2 | |
| Land rear of 76/74 Station Road, Steeple Morden | S/00899/19 | Prior Notification | 2 | 0 | 0 | 2 | |
| Barn 1 Rectory Farm, New Road, Guilden Morden | S/01744/19 | Prior Notification | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land at 77 Station Road, Stow Cum Quy | S/00554/19 | Full | 2 | 0 | 0 | 2 | |
| 1 Church Road, Stow Cum Quy | S/00596/19 | Full | 1 | 0 | 0 | 1 | |
| 100 Middle Watch, Swavesey | S/00928/19 | Full | 1 | 0 | 0 | 1 | |
| 68 Boxworth End, Swavesey | S/01345/17 | Prior Notification | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| LAND TO THE REAR OF 11 School Lane, Swavesey | S/01868/17 | Full | 2 | - | - | - | Unable to identify material start therefore assume lapsed |
| 10 Boxworth End, Swavesey | S/02553/13 | Full | 1 | 0 | 0 | 1 | |
| Land Adjacent to the Cygnus Business Park, Swavesey | S/03022/17 | Full | 2 | 0 | 0 | 2 | |
| Barn to rear of 126, Boxworth End, Swavesey | S/03797/17 | Full | 1 | 0 | 0 | 1 | |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Rosegate Farm, 36 Rose and Crown Road, Swavesey | S/04273/18 | Outline | 1 | 0 | 0 | 1 | |
| New England Farm Road, Tadlow | S/04700/18 | Prior Notification | 1 | 0 | 0 | 1 | |
| Numbers 1 and 3 Pembroke Way, Teversham | S/02454/18 | Full | 3 | 0 | 0 | 3 | |
| Land adjacent to 5 Tamarin Gardens, Teversham | S/03116/18 | Full | 1 | 0 | 0 | 1 | |
| Hall Farm Stables, Cambridge Road, Waterbeach | S/00252/15 | Full | 1 | 0 | 0 | 1 | |
| 47 Capper Road, Waterbeach | S/00384/17 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| 14 Bannold Road, Waterbeach | S/00565/19 | Full | 1 | 0 | 0 | 1 | |
| 3 Primrose Lane, Waterbeach | S/00665/18 | Outline | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 37 Way Lane, Waterbeach | S/01086/17 | Full | 1 | 0 | 0 | 1 | Discharge of conditions applications being considered. Therefore, assume not lapsed. |
| Field View Farm, Chittering Drove, Waterbeach | S/01336/19 | Full | 0 | 0 | 0 | 0 | |
| Land adjacent Nos. 30 & 32 Burgess Road, Waterbeach | S/01943/18 | Full | 2 | 0 | 0 | 2 | |
| 39 Capper Road, Waterbeach | S/02431/19 | Full | 1 | 0 | 0 | 1 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Land to rear of 31 and 33 Burgess Road, 31 Burgess Road, Waterbeach | S/03352/17 | Full | 2 | 0 | 0 | 2 | Discharge of conditions application being considered. Therefore, assume not lapsed. |
| Fenland, Bannold Road, WATERBEACH | S/03635/18 | Full | 0 | 0 | 0 | 0 | |
| 37 Capper Road, Waterbeach | S/04153/18 | Full | 1 | 0 | 0 | 1 | |
| 1 Flint Cottages, Ely Road, Waterbeach | S/04217/17 | Full | 1 | - | - | - | Unable to identify material start therefore assume lapsed |
| Rear of 131 Bannold Road, Waterbeach | S/04771/18 | Outline | 3 | 0 | 0 | 3 | |
| The Meadow, Streetly End, West Wickham | S/03740/17 | Outline | 1 | 0 | 0 | 1 | |
| Land North West of The Meadow, Streetly End | S/03831/19 | Prior Notification | 2 | 0 | 0 | 2 | |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| Mines Park, Chapel Road, Weston Colville | S/01514/19 | Full | 3 | 0 | 0 | 3 | |
| Harefield Nursery, Newton Road, Whittlesford | S/00450/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| 32 Royston Road, Whittlesford | S/00461/17 | Full | 0 | - | - | - | Unable to identify material start therefore assume lapsed |
| Land at No. 83 Moorfield Road, Duxford | S/02633/17 | Full | 2 | 0 | 0 | 2 | |
| Aerodrome Service Station, 38 Royston Road, Whittlesford | S/03209/18 | Full | -1 | 0 | 0 | -1 | |
| Alwyn Tourist Park, Willingham Road, Willingham | S/00588/19 | Reserved Matters | 0 | 0 | 0 | 0 | |
| Foxes Meadow, Priest Lane, Willingham | S/00671/18 | Reserved Matters | 0 | - | - | - | Unable to identify material start therefore assume lapsed |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) | Built by 31 March 2020 (net number of dwellings) | Under Construction at 31 March 2020 (net number of dwellings) | Not Started at 31 March 2020 (net number of dwellings) | Comments |
|---|---|---|---|---|---|---|---|
| Land and buildings rear of Avon Fields, Haden Way, Willingham | S/01943/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| Land Parcel adjacent, 167 Station Road, Willingham | S/02112/17 | Outline | 2 | - | - | - | Superseded by 20/04080/FUL, see Figure 18 |
| Middle Fen Cottage, Earith Road, Willingham | S/02621/16 | Full | 1 | 0 | 0 | 1 | |
| Land between Shepherds Court & 29 Schole Road, Willingham | S/02760/19 | Reserved Matters | 8 | 0 | 0 | 8 | |
| Woodhall Farm, Earith Road, Willingham | S/03018/19 | Prior Notification | 1 | 0 | 0 | 1 | |
| Tempus Court, Fen End, Willingham | S/03623/19 | Full | 2 | 0 | 0 | 2 | |
| 132 Rampton Road, Willingham | S/04413/18 | Reserved Matters | 1 | - | - | - | Unable to identify material start therefore assume lapsed |

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings** (net number of dwellings) | **Built by 31 March 2020** (net number of dwellings) | **Under Construction at 31 March 2020** (net number of dwellings) | **Not Started at 31 March 2020** (net number of dwellings) | **Comments** |
|---|---|---|---|---|---|---|---|
| 33 Earith Road, Willingham | S/04670/18 | Full | 1 | 0 | 0 | 1 | |
| 71 Cambridge Road, Wimpole | S/03706/18 | Full | 1 | 0 | 0 | 1 | |
| Lazy Dayz, 113 Cambridge Road, Wimpole | S/04223/17 | Full | 1 | 0 | 0 | 1 | |
| **TOTAL** | **-** | **-** | 369 | 1 | 0 | 341 | **A lapse rate of 10% for non-delivery has been applied, therefore 306 dwellings anticipated from these sites.** |

Figure 18: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission approved between 1 April and 31 December 2020

| **Location** | **Planning Permission Number(s)** | **Type of Planning Permission** | **Total Dwellings (net number of dwellings)** |
|---|---|---|---|
| Bush Head Barn, Boy Bridge, The Shingay Road, Abington Pigotts | 20/01160/CLUED | Certificate of Lawful Development - Change of Use | 1 |
| Worsted Lodge, London Road Old A11, Babraham | 20/01941/FUL | Full | 1 |
| The Black Barn and Cartsheds, High Street, Babraham | S/0718/18/FL | Full | 1 |
| Land adjacent 4 High Street, Balsham | 20/02079/FUL | Full | 1 |
| Land west of 10 Cambridge Road, Balsham | 20/03037/FUL | Full | 1 |
| 2 Shepreth Road, Barrington | 20/01841/CL2PD | Certificate of Lawful Development - Change of Use | -1 |
| 3 Highfield Farm, Old North Road, Bassingbourn Cum Kneesworth | 20/01263/FUL | Full | 0 |
| Land to The Rear Of 5 and 7 Spring Lane, Bassingbourn | 20/01379/FUL | Full | 2 |
| Land and Buildings at Fairways, Toft Road, Bourn | 20/02760/PRI03O | Prior approval for change of use | 1 |
| Birds Pastures Farm, Battlegate Road, Boxworth | 20/03006/FUL | Full | 1 |
| 28 Highfields Road, Highfields Caldecote | 20/01923/FUL | Full | 2 |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) |
|---|---|---|---|
| Leylands, Highfields Road, Highfields Caldecote | 20/01764/FUL | Full | 0 |
| 22 West Drive, Highfields Caldecote | 20/02131/FUL | Full | 1 |
| Land on the North Side of 2 East Drive, Highfields Caldecote | S/3652/19/FL | Full | 1 |
| Leylands, Highfields Road, Highfields Caldecote | S/0121/20/FL | Full | 2 |
| Southwind, Highfields Road, Highfields Caldecote | S/1136/19/FL | Full | 3 |
| Firs Farm, St Peters Street, Caxton | S/4832/18/OL | Outline | 1 |
| Land East of 20 Bourn Road, Caxton | S/4069/19/FL | Full | 1 |
| 12 Barton Road, Comberton | 20/01496/FUL | Full | 1 |
| Church Lane Farm, Church Lane, Cottenham | S/3334/19/FL | Full | 1 |
| Bassenhally Farm, Broad Lane, Cottenham | 20/03305/FUL | Full | 0 |
| Land Rear of 160, Histon Road, Cottenham | 20/02751/FUL | Full | 1 |
| Land at the Back of 69 Rooks Street, Cottenham | 20/02575/FUL | Full | 1 |
| 113 Histon Road, Cottenham | 20/02599/FUL | Full | 0 |
| Land Adjacent to Setbroad Farm, Oakington Road, Cottenham | 20/01588/PRI03Q | Prior approval for change of use | 1 |
| Lingwood Farm, Smithy Fen, Cottenham | 20/03460/PRI03Q | Prior approval for change of use | 1 |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) |
|---|---|---|---|
| Fenleigh Farm, Smithy Fen, Cottenham | 20/04529/PRI03Q | Prior approval for change of use | 2 |
| Land at Brickyard Farm, Lower Road, Croydon | 20/02614/FUL | Full | 1 |
| Scotland Farm, Scotland Road, Dry Drayton | 20/03013/FUL | Full | 1 |
| Rectory Farm, New Road, Dry Drayton | 20/01635/PRI03Q | Prior approval for change of use | 1 |
| 30 Cootes Lane, Fen Drayton | S/0031/20/FL | Full | 0 |
| Land to the rear of 31 Cootes Lane, Fen Drayton | 20/01819/FUL | Full | 1 |
| 69 Station Road, Foxton | 20/01787/FUL | Full | 1 |
| Land off Moores Farm, Fowlmere Road, Foxton | 20/02626/PRI03Q | Prior approval for change of use | 2 |
| 20-24 Pierce Lane, Fulbourn | 20/01302/FUL | Full | 1 |
| 1A Impetts Lane, Fulbourn | 20/01822/FUL | Full | 0 |
| 40 Pierce Lane, Fulbourn | S/0126/20/FL | Full | 0 |
| Rear of The Six Bells, 9 High Street, Fulbourn | S/3834/19/FL | Full | 1 |
| The Barn, Drove Road, Gamlingay | 20/01905/FUL | Full | 2 |
| 7 Honey Hill, Gamlingay | 20/02413/FUL | Full | 3 |
| 12 Little Heath, Gamlingay | 20/01367/FUL | Full | 0 |
| Crooked Billet Farm, Fullers Hill, Gamlingay | 20/01731/FUL | Full | 0 |
| Land at the rear of 33 Pepys Way, Girton | 20/01348/FUL | Full | 1 |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) |
|---|---|---|---|
| Land North of Linton Road, Great Abington | 20/02005/FUL | Full | 2 |
| Land adjacent 19 South Road, Great Abington | 20/04104/FUL | Full | 1 |
| Land at 61 North Road, Great Abington | 20/02597/FUL | Full | 1 |
| Land on the West side of 40 South Road, Great Abington | 20/02990/OUT | Outline | 1 |
| Land at 9 Chalky Road, Great Abington | 20/02412/OUT | Outline | 1 |
| Land on the East side of 40 South Road, Great Abington | 20/03244/OUT | Outline | 1 |
| Land adjacent 59 North Road, Great Abington | S/4249/19/FL | Full | 1 |
| Bridgefoot Farm, Barley Road Flint Cross, Great and Little Chishill | 20/02307/PRI03Q | Prior approval for change of use | 1 |
| Beechwood House, 197 Hinton Way, Great Shelford | 20/03143/FUL | Full | 1 |
| 37 Westfield Road, Great Shelford | 20/03635/FUL | Full | 0 |
| 3 Mingle Lane, Great Shelford | 20/03656/FUL | Full | 0 |
| 56 Macaulay Avenue, Great Shelford | 20/04012/FUL | Full | 1 |
| Land to the East of 13 Trap Road, Guilden Morden | S/4519/19/OL | Outline | 7 |
| Land at 13 Trap Road, Guilden Morden | 20/02183/FUL | Full | 1 |
| 43 Fox Hill Road, Guilden Morden | 20/03800/FUL | Full | 1 |
| Valley Farm, 49 New Road, Guilden Morden | 20/03477/PRI03Q | Prior approval for change of use | 1 |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) |
|---|---|---|---|
| Cold Harbour Farm, Ashwell Road, Guilden Morden | 20/02812/PRI03Q | Prior approval for change of use | 1 |
| Lordsbridge Farm, Cambridge Road, Harlton | S/1465/19/FL | Full | 0 |
| 17 Fountain Lane, Haslingfield | 20/01313/FUL | Full | 0 |
| Grove Farm, Harlton Road, Haslingfield | 20/01552/FUL | Full | 2 |
| 58 Broad Lane, Haslingfield | 20/01955/FUL | Full | 1 |
| 4 Elm Cottages, High Street, Hildersham | 20/02259/FUL | Full | 1 |
| 130 Cottenham Road, Histon, Histon | 20/01600/FUL | Full | 1 |
| Grange Farm, High Street, Knapwell | 20/01799/FUL | Full | -1 |
| 129 Waterbeach Road, Landbeach | 20/03889/FUL | Full | 0 |
| Beach Farm, Green End, Landbeach | 20/03981/FUL | Full | 1 |
| 24 Rivey Way, Linton | S/0206/20/FL | Full | 1 |
| The Old Bakery, Church Street, Litlington | S/2685/19/FL | Full | 1 |
| 27 Cambridge Road, Little Abington | 20/01429/FUL | Full | 2 |
| 29 Church Street, Little Shelford | 20/02221/FUL | Full | 0 |
| 38 Water Lane, Melbourn | 20/01210/FUL | Full | 1 |
| 9 The Moor, Melbourn | 20/02864/FUL | Full | 1 |
| Fenny Lane Farm, Fenny Lane, Meldreth | 20/03484/FUL | Full | 3 |
| Fenny Lane Farm, Fenny Lane, Meldreth | 20/02122/PRI03Q | Prior approval for change of use | 3 |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) |
|---|---|---|---|
| Fenny Lane Farm, Fenny Lane, Meldreth | 20/04418/PRI03Q | Prior approval for change of use | 1 |
| Greengage Cottage, Bury Lane, Meldreth | S/4054/19/LD | Certificate of Lawful Development - Change of Use | 1 |
| Barns at Newton Manor, Town Street, Newton | 20/02385/PRI03Q | Prior approval for change of use | 1 |
| Barns at Newton Manor House, Town Street, Newton | 20/01935/PRI03Q | Prior approval for change of use | 1 |
| Land adjacent to 65 Willingham Road, Over | 20/02118/FUL | Full | 1 |
| 46 Station Road, Over | 20/01648/FUL | Full | 4 |
| Nightingales Garage, London Road, Pampisford | 20/01181/FUL | Full | 4 |
| Land adjacent to 84 Ermine Street, Ermine Street South, Papworth Everard | 20/01276/FUL | Full | 3 |
| 27 Hay Street, Steeple Morden | 20/02132/FUL | Full | 0 |
| Dunsbridge Cottage, Dunsbridge Turnpike, Shepreth | 20/02931/FUL | Full | 0 |
| Goodwoods Farm, Nosterfield End, Shudy Camps | 20/02584/CLUED | Certificate of Lawful Development - Change of Use | 1 |
| Mill Green Meadow, Mill Green, Shudy Camps | 20/02667/FUL | Full | 1 |
| Mobile Home, Mill Green Meadow, Mill Green, Shudy Camps | S/4498/19/FL | Full | 1 |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) |
|---|---|---|---|
| Land between 12 and 14 Station Road, Steeple Morden | S/1887/18/OL | Outline | 8 |
| Land adjacent to 67 Station Road, Steeple Morden | 20/01913/PRI03Q | Prior approval for change of use | 1 |
| 4 Hobbledodds Close, Swavesey | S/4298/19/FL | Full | 1 |
| Land to the rear of 28-34 Station Road, Swavesey | 20/01807/FUL | Full | 2 |
| 36 Rose and Crown Road, Swavesey | 20/02499/FUL | Full | 1 |
| Bacons Farmhouse, 20-24 Church Street, Thriplow | 20/01678/FUL | Full | 1 |
| Land adjacent to 6 Hardwick Road, Toft | 20/03757/FUL | Full | 1 |
| Site adjacent 14A Winfold Road, Waterbeach | 20/01691/FUL | Full | 1 |
| 8 Pieces Court, Waterbeach, Waterbeach | S/4066/19/FL | Full | 1 |
| Land next to 3 Primrose Lane, Waterbeach | 20/01139/FUL | Full | 1 |
| Harefield Nursery, Old Nursery, Newton Road, Whittlesford | 20/01016/FUL | Full | 1 |
| Spinney Hill Farm, Newton Road, Whittlesford | S/1458/19/FL | Full | -1 |
| 130 Rampton Road, Willingham | S/0123/20/FL | Full | 1 |
| Land adjacent 167 Station Road, Willingham | 20/04080/FUL | Full | 1 |

| Location | Planning Permission Number(s) | Type of Planning Permission | Total Dwellings (net number of dwellings) |
|---|---|---|---|
| Alwyn Tourist Park, Willingham Road, Willingham | 20/01296/CLUED | Certificate of Lawful Development - Change of Use | 1 |
| **TOTAL** | **-** | **-** | **121**<br><br>**A lapse rate of 10% for non-delivery has been applied, therefore 108 dwellings anticipated from these sites.** |