



# Cambridge City Council and South Cambridgeshire District Council

## **Authority Monitoring Report for Greater Cambridge**

Covering the period 1 April 2021 – 31 March 2022

Published January 2023



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## 1. Introduction and Context

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### A. Greater Cambridge Today

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

### B. The Authority Monitoring Report (AMR)

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

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

### **C. Monitoring in Greater Cambridge**

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

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

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

#### **D. Structure of the document**

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

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## 2. Commentary

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### A. Progress against the Local Development Scheme

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

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

## **B. Action taken on Duty to Co-operate**

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

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

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

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

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

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

- West Wickham; and
- Whittlesford.

2.17 There is one designated neighbourhood area in Cambridge:

- South Newnham.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **E. Greater Cambridge Statement of Community Involvement**

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

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## 3. Topics

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### A. Housing Monitoring

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **B. Employment Monitoring**

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

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

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

### **C. Allocations Monitoring**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Officers are anticipating further revisions to the scheme.

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

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

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

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

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

The following blocks were completed in 2021-2022:

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

The current status of outstanding blocks is:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **E. Climate Change, Sustainability Measures and Pollution**

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

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

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

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

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

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

- 3.59 **Carbon dioxide emissions and air quality:** A key factor affecting climate change is carbon dioxide emissions and the aim nationally, and indeed internationally, is to reduce levels of emissions of this greenhouse gas. The rate of carbon dioxide emissions per person from domestic sources, for example through the use of gas and electricity, has shown a reduction over the Local Plan period. The rate of carbon dioxide from industrial and commercial emissions has also decreased during the Local Plan period.
- 3.60 Air quality is an issue alongside the A14, and South Cambridgeshire District Council has designated an Air Quality Management Area (AQMA) with the objective of improving conditions in terms of levels of nitrogen dioxide and the particulate PM<sub>10</sub>. In the 2021-2022 monitoring year, the objectives for nitrogen dioxide and the particulate PM<sub>10</sub> were met at all the monitoring locations. Concentrations of nitrogen dioxide levels stayed the same as previous years at all monitoring locations.
- 3.61 Air quality varies within Cambridge and tends to be better in the suburbs away from busy roads. The centre of Cambridge has been in an AQMA since 2004. The main source of air pollution in Cambridge is nitrogen dioxide from vehicles. Previous recorded levels of air pollution in 2020 indicated that levels of nitrogen dioxide in Cambridge were considerably lower than in 2019; this was in line with the national trend which is attributed to a reduction in traffic as a possible contributing factor from the Coronavirus pandemic. 2021-2022 data shows that traffic increased, along with nitrogen dioxide levels at some

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

## **F. Biodiversity Monitoring**

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

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

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

### **(i) Recreational facilities, Open Space and Green Belt**

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

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

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

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

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

## **(ii) Community and Leisure Facilities and Local Services**

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

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

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

## H. Retail

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

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

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

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

## I. Design and Conservation Monitoring

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

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

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

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

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

## J. Transport Monitoring

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

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

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

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

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

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

#### **K. Health, wellbeing, and inclusive communities monitoring**

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

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

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

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

#### L. S106/Infrastructure

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

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