

Annual Monitoring Report

December 2010



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List of Abbreviations

	Definition
AAP	Area Action Plan
AMR	Annual Monitoring Report
ASHE	Annual Survey of Hours and Earnings
BfL	Building for Life
BREEAM	Building Research Establishment Environmental Assessment Method
CATS	Cambridge Area Transport Strategy
CCC	Cambridge City Council
CHP	Combined Heat & Power
CLG	Department for Communities and Local Government
CPERC	Cambridgeshire and Peterborough Environmental Records Centre
CSR	Cambridge Sub-Region
DPD	Development Plan Document
DPH	Density Per Hectare
EEDA	East of England Development Agency
GCP	Greater Cambridge Partnership
GO-EAST	The Government Office for the East of England
Grade I	Listed Buildings of exceptional interest, sometimes considered to be internationally important.
Grade II	Listing Buildings that are nationally important and are of special interest.
Grade II*	Listed Buildings that are particularly important and of more than special interest.
ha	Hectares
HESA	Higher Education Statistics Agency
HMO	Housing in Multiple Occupation
HSSA	Housing Strategy Statistical Appendix
IMD	Index of Multiple Deprivation
IPPG	Informal Planning Policy Guidance
JDCC	Joint Development Control Committee
JSGIC	Joint Strategic Growth Implementation Committee
JTF	Joint Transport Forum
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LTP3	The 3 rd Local Transport Plan
m ²	Square Metres
MW	Megawatt
NHB	New Homes Bonus
NHS	National Health Service
NIAB	National Institute of Agricultural Botany
ODPM	Office of the Deputy Prime Minister (succeeded by the CLG)
ONS	Office for National Statistics
PDL	Previously Developed Land
PPS	Planning Policy Statement
RDA	Regional Development Agency
RGF	Regional Growth Fund
RSS	Regional Spatial Strategy (also known as the East of England Plan)
S29	Section 29 Committee

List of Abbreviations

SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDs	Sustainable Drainage Systems
TIF	Transport Innovation Fund
WCS	Water Cycle Strategy

Executive Summary

The Annual Monitoring Report (AMR) provides background information on the City and highlights the issues that need to be considered when developing planning policies. The spatial portrait (Chapter 2) and contextual indicators give a general picture of what the City is like, for example, how many people live in Cambridge, how many students there are, or the unemployment rate.

Key highlights

The Council has been involved in producing a number of new planning policy documents over the last year:

- Public Art Supplementary Planning Document (SPD) (adopted January 2010);
- Old Press / Mill Lane SPD (adopted January 2010);
- Cycle Parking Guide (adopted February 2010);
- Planning Obligations Strategy SPD (adopted March 2010)
- Decarbonising Cambridge Study (published September 2010);
- Informal Planning Policy Guidance on Foodstore Provision in North West Cambridge (consultation completed September / October 2010);
- Skyline Strategy SPD (initial work underway);
- Historic Environment SPD (initial work underway);
- Strategic Flood Risk Assessment for Cambridge and South Cambridgeshire (endorsed in November 2010);
- Residential Travel Planning Guidance (initial work underway by Cambridgeshire County Council, working with the City Council); and
- Local Transport Plan 3 (initial work underway by Cambridgeshire County Council, working with the City Council).

There have been a number of changes in planning policy at a national level. The change of classification of garden land in Annex B of Planning Policy Statement 3 (PPS3): Housing means that residential gardens have been taken out of the brownfield category, which had classified them as previously developed land. Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth will have an impact on policies relating to leisure and town centre uses as well as employment uses in terms of the evidence base, plan-making and development management. The new Planning Policy Statement 5 (PPS5): Planning for the Historic Environment will have an impact on policies on the historic environment.

In May and June 2010, the Government issued statements saying that Regional Spatial Strategies (RSSs) were being revoked. However, the Government was taken to the High Court to have this decision revoked; the case against the Government was successful and the decision was quashed. The Government issued a further statement saying that 'the court's decision changes very little', for RSSs will still be statutorily abolished, and the intention to abolish RSSs should still be a material consideration in planning decisions. An injunction was sought seeking a court declaration that the Government's intention to revoke RSSs is not a material consideration. This was upheld, and hence on a temporary basis, until a further legal hearing into the lawfulness of the Secretary Of State's statement and the Chief Planner's advice has been resolved, decision makers should now have full regard to RSSs as part of the development plan.

On 26th February 2010, the Secretary of State for Communities and Local Government dismissed the appeals relating to the planning applications for Clay Farm and Glebe Farm on Cambridge's southern fringe. The appeals, which related to the provision of over 2,500

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dwelling concerns raised concerns about the required levels of affordable housing on the site. The appellants claimed that, due to the downturn in the economy, these costs would undermine the viability of the whole development. The Secretary of State confirmed that the Council's approach on assessing viability (based on Residual Land Values) should be adopted in this instance, and upheld the Council's planning policy requirement for 40% affordable housing, with the delivery of affordable housing to be spread across the expected lifetime of the developments as a whole. This decision sets an important precedent not just for the growth of Cambridge, but across the country.

In October 2010, the Government published the White Paper: 'Local growth realising every place's potential'. This has a number of significant proposals within it, including: the establishment of Local Enterprise Partnerships to stimulate economic growth; how the functions of Regional Development Agencies will be delivered; and a range of incentives to deliver economic growth (e.g. Tax Increment Finance, New Homes Bonus).

Further work has been progressed by the Council on monitoring the new Building for Life assessments. Phase 2 of the Water Cycle Strategy is underway. Further work on an evidence base for existing and proposed hotel provision is needed. Work will be carried out to assess open spaces around the city for the Open Space and Recreation Assessment and Strategy to update the evidence base on the amount and quality of open spaces in Cambridge. Work is continuing on the Strategic Land Availability Assessment. Further work will be undertaken following the Decarbonising Cambridge Study that considered the sustainable design and construction standards that could be required of new development in the City.

Areas of Major Change

There are six areas of major change: East Cambridge, Southern Fringe, Northern Fringe, Madingley Road/Huntingdon Road, Huntingdon Road/Histon Road, Station Area. The previous 12 months has seen considerable progress on the planning phase of a number of the urban extension sites, with Section 106 agreements signed and outline consents issued at Clay Farm, Glebe Farm, and the Station Area. The outline application at NIAB has been approved and work is ongoing to finalise the Section 106 agreement. The next 12 months should see development commence at a number of these sites.

Local Development Scheme

Progress in developing the Local Development Framework is measured against the timetable in the Local Development Scheme (LDS) chapter. There have been a number of delays in development plan document production due to the need to prioritise resources for particular documents and also because some documents have needed further work on representations received or further rounds of consultation. A number of SPDs and guidance documents have been produced.

The Coalition Government are introducing a number of fundamental changes to the planning system in the Localism Bill, which was immanent at the time of writing. Current speculation is that the proposals may show a possible move away from the system of Local Development Frameworks and towards a new Local Plan format with Neighbourhood Plans being prepared below this. This means that the current planning policy system will need to adapt to a changing environment. The AMR will see a change in focus and format in the years to come to reflect the new system.

1 - Introduction

Introduction

- 1.1 Comprehensive monitoring is essential if we want to establish whether the Council is succeeding in promoting and managing the future development of Cambridge. Section 35 of the Planning and Compulsory Purchase Act 2004 established the statutory need for monitoring to be integral to policy-making and introduced the requirement for an Annual Monitoring Report (AMR). Section 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 covers the mechanisms that will be triggered if policies and allocations are not being met. The AMR should therefore:
- be submitted to the Secretary of State by 31st December each year;
 - cover the period from 1st April of the previous year to 31st March of the submission year;
 - contain a review of progress for each of the documents in the Council's Local Development Scheme (LDS);
 - identify any policies from Development Plan Documents (DPDs) or any previous Local Plan policies that are still in place but are not being implemented. As a part of this work, investigation will be carried out to establish why policies are not being implemented, and what steps will be taken to either secure implementation of the policy or replace it;
 - produce a housing trajectory including net annual completions for the relevant AMR period and the net annual completions since the adoption of a housing requirement policy;
 - make the AMR available on the Council's website as soon as possible following submission.
- 1.2 Further guidance was issued by the Department for Communities and Local Government (CLG) in March 2005 and was updated in October 2005 and July 2008 (ODPM, 2005a & CLG 2008a). This guidance sets out a much more ambitious framework for AMRs, which authorities will need to work towards. The Council has endeavoured to introduce as many of these changes as possible. These changes involve revisions to some of the national core indicators set out in the topic chapters. This AMR meets the statutory requirements as set out above and many of the additional elements as set out in the guidance.

Policy Context

- 1.3 The Cambridge Local Plan was adopted on 20th July 2006. Under the Planning and Compulsory Purchase Act 2004, the Council is required to replace the Cambridge Local Plan 2006 with a Local Development Framework (LDF), and work is progressing in this respect (see Chapter 12). However, until the documents comprising the LDF are prepared and their policies come into force, the Act makes provision for Councils to retain their Local Plan policies by application to the Secretary of State.
- 1.4 Having considered the Council's submission on which Cambridge Local Plan 2006 policies should be saved, the Secretary of State issued a formal Direction on 2nd July 2009 saving the majority of policies in the Cambridge Local Plan 2006. The assessment of the policies was based upon the criteria set out in Planning Policy Statement 12: Local Spatial Planning (PPS12). Only those policies listed in the Direction are now formally part of the Cambridge Local Plan 2006.

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- 1.5 The Cambridge Local Plan 2006 policies that were deleted as part of the above process were:
- Policy 3/5 Mixed Use Development
 - Policy 4/5 Protection of Sites of National Nature Conservation Importance
 - Policy 4/7 Species Protection
 - Policy 4/16 Development and Flooding
 - Policy 5/6 Meeting Housing Needs from Employment Development
 - Policy 6/5 Shopping Development in the City Centre
 - Policy 9/4 East Cambridge
 - Policy 10/2 Monitoring and Review
- 1.6 The North West Cambridge Area Action Plan (AAP) was adopted in October 2009, and the following Local Plan Policies were superseded:
- Policy 9/7 – Land between Madingley Road and Huntingdon Road
 - Proposal Site 9.07 – Madingley Road/Huntingdon Road
 - Proposal Site 9.11 – 19 Acre Field and land at Gravel Hill Farm
- 1.7 The Government announced their intention to abolish Regional Spatial Strategies (RSSs) and their associated housing targets on 6th July 2010, and will, in the future, be replacing them with new incentives and regulations from the forthcoming Localism Bill. The Government's statements on this have led to two major challenges in the High Court over the legality of abolishing RSSs and the associated housing targets. At the time of writing, the courts have held that for the time being regionally enforced targets from the RSS are material considerations for development plans and local housing targets and housing trajectories until the court can decide the outcome of the challenges. More information will be available in the months to come on the implications of this and the new Localism Bill.

Building for the Future

- 1.8 As with last year's AMR, the Council has tried to strengthen the housing trajectory in terms of developing a more robust approach to projecting housing completions; considering existing permissions; and estimating when Local Plan allocations might come forward. This year, it also includes further details concerning the availability, suitability and achievability of housing developments. Once the Strategic Housing Land Availability Assessment (SHLAA) has been completed next year, this will also serve to update the 5-year land supply position by identifying new housing allocation sites.
- 1.9 Some provisions of Government guidance apply to the monitoring of the LDF rather than the Local Plan regime. The Council is currently in the process of changing from a Local Plan system to the LDF system. This means that it may be several years before some of the provisions of the guidance can be fully achieved.
- 1.10 As a result of the change in Government, it is envisaged that the planning policy system will see further change in the near future. The anticipated development and adoption of the Localism Bill may move the planning policy system away from the system of LDFs and towards a new Local Plan format. It is envisaged that there will be a much stronger emphasis on neighbourhood planning and the involvement of

1 - Introduction

local people in the planning process. Next year's AMR is likely to see a change in focus and format to reflect the new system.

Topic Chapters

1.11 The topic chapters of the AMR are structured in the same way as the Local Plan. This makes it easier to select and review an area of interest. In addition, the full results of the core national indicators have been collated in Appendix G to enable quick access to these results.

1.12 Each topic chapter has been split into 6 sections. These sections are explained in more detail in the paragraphs below:

- Introduction
- Core Indicators/Other Indicators
- Development Sites
- Local Plan Policy Monitoring
 - Use of Policies
 - Target Based Policies
 - Issues to Consider
 - Completed Work
 - Further Work
 - Evidence Base
 - Future Considerations
- Conclusion & Actions

1.12.1 The *Introduction* establishes the key issues and information for the City.

1.12.2 *Core Indicators/Other Indicators* - these are separated out into the relevant topic chapters, they are also available as a total dataset in Appendix G the reference numbers used are as set out in the CLG guidance.

1.12.3 *Development Sites* - A review has been undertaken to update information on whether allocated sites related to each chapter have been developed.

1.12.4 *Local Plan Policy Monitoring* – in order to monitor the policies in the Local Plan, various methods have been employed to try and measure the success or otherwise of policies. These include:

- *Use of policies* in Council decisions concerning planning applications. This involves straightforward recording of the key policies used in planning decision-making. Reasons for policy usage can then be explored if necessary. In many cases, under-usage of policies will occur because there have not been any relevant applications or that the policies have been used only in pre-application discussions by Development Management. Appendix B shows all Local Plan policies and their associated usage over 2009/10 year. This year's policy usage figures are significantly higher than the previous year by an average of 67%. This is partly because a more intensive search through application records was carried out. This resulted in a recorded total policy usage of 5,068 as opposed to last year's figure of 3,038.

1 - Introduction

- *Target based policies* - A number of policies in the Local Plan are based on thresholds and/or targets, which trigger provision of some kind. The provision of affordable housing through Policy 5/5 is one such example. For this AMR, a limited number of policies have been selected for monitoring in this way. Analysis of this work will show how successful the Council is at implementing these policies or whether there are any issues that need to be addressed.
- *Issues to Consider* - This section considers whether any problems or issues have been identified with particular policies. Discussions with Development Management officers have taken place to highlight where there may be potential problems, explore the nature of the issues and identify potential solutions or opportunities to review policies. Policies will be updated as part of the development plan process.
- *Completed Work* – This section identifies work that has been completed.
- *Further Work* - This section reviews progress on any further work that was identified as being required in the Local Plan.
- *Evidence Base* – This section reviews work that has been carried out or planned to support the evolution of the development plan as part of the evidence base.
- *Future Considerations* – Due to the accession of a new coalition Government in 2010, many changes are anticipated. One in particular is the proposal to move away from the system of LDFs and towards a new Local Plan format. Although these decisions are not yet finalised, this chapter deals with how future changes to the planning system may impact and how this can be tackled. Other issues that may arise in this chapter may stem from matters such as Government funding cuts or the recession

1.12.5 *Conclusion & Actions* – This section identifies any actions that will be taken during the coming year and pulls together key issues and concluding comments for the chapter.

2 – Cambridge Today

- 2.1 Cambridge has an area of approximately 4,070 hectares and is located around 60 miles north-east of London. It is best known as the home of the University of Cambridge, which is made up of 31 colleges, and the resulting historic environment that has been created.
- 2.2 The latest population estimates put the population of the City at 119,100 (Cambridgeshire County Council, 2010f). Cambridge is the main settlement within a rapidly growing sub-region. As a county, Cambridgeshire encompasses over 552,200 people living in surrounding villages, new settlements and market towns. It is estimated that 25,500 residents in Cambridge, are children (aged 0-19 years) and 26,800 are young adults (aged 16-24 years) who form a significant proportion of the population. There are 60,300 mature adults aged 25-64 years, and only 14,100 aged over 65 (Cambridgeshire County Council, 2010f). Around 29,928 students study at the two universities in Cambridge (Higher Education Statistics Agency, 2010 & Anglia Ruskin University, 2010).
- 2.3 The City is enclosed by a Green Belt, the boundaries of which have been the subject of recent planned changes to allow for more sustainable growth in the Cambridge area. These developments will provide more homes for key workers and other groups and increase the population of the City further. Between 2009 and 2016, the population is projected to rise to 139,300; an increase of 17% and by 2026 to 150,000 an increase of 26%. By 2031, the population is expected to rise by 27% and reach 151,800.
- 2.4 Figure 1 illustrates the 2009 Mid-Year Population Forecasts created by the Cambridgeshire County Council Research Group. These forecasts have been split into age groups. Important information to consider when regarding the chart is as follows:

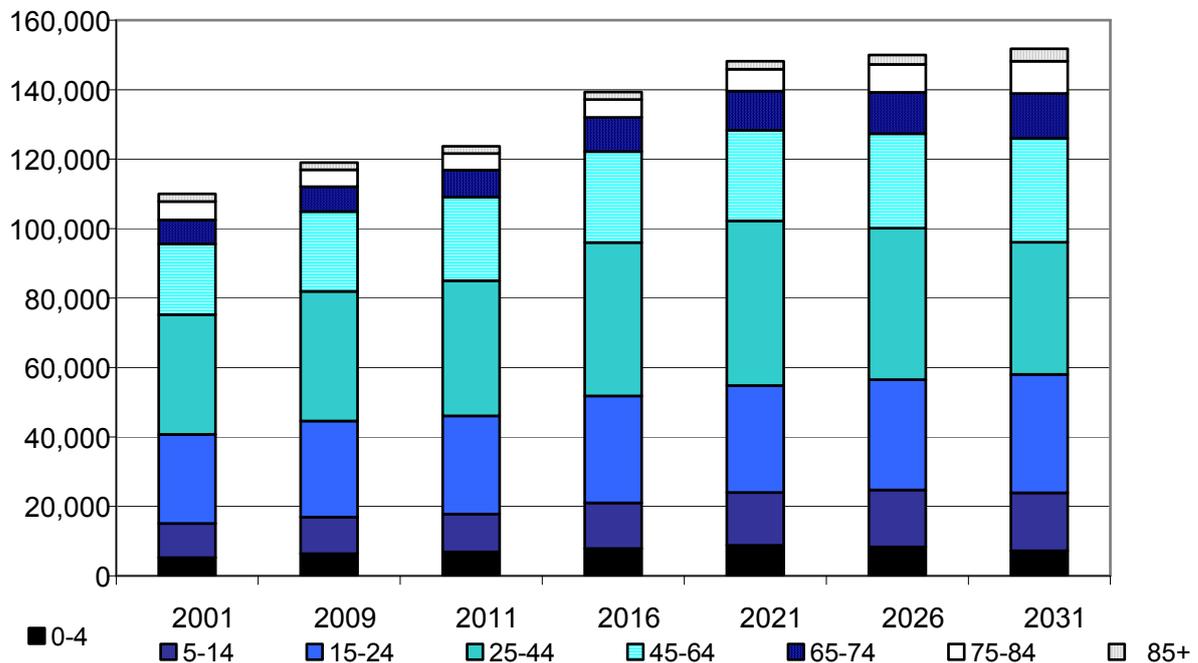
“These forecasts should be considered provisional. The proposed abolition of the RSS and ongoing uncertainty over the future of some developments included here mean that there is considerable uncertainty over future housing targets and likely trajectories. In Cambridge, the Cambridge East development at Cambridge Airport is unlikely to proceed in the manner reflected in this forecast. The Government's decision not to fund A14 Ellington to Fen Ditton improvements may also limit the growth planned on the City's north-west fringe.”

(Cambridgeshire County Council, 2010f)

2 – Cambridge Today

Figure 1: Population forecasts to 2031

Cambridge Local Authority Population Forecasts by Age



(Cambridgeshire County Council, 2010f. *Mid-2009 Population Estimates* [online] Cambridge: Cambridgeshire County Council Research Group)

- 2.5 Ethnic minorities constituted around 10.6% of the total population in 2001. People of Asian ethnicity were the next largest group in the city next to those of white ethnicity, followed by those of black ethnicity. 19.1% of students were from ethnic minorities (Office for National Statistics, 2001).
- 2.6 Cambridge is an internationally renowned historic City attracting over 4.1 million visitors a year (East of England Tourism, 2008). The City has a renowned landscape setting with historic and cultural associations such as The Backs, Grantchester Meadows and Stourbridge Common. Cambridge has 777 listed buildings. 61 are Grade I, 51 Grade II* and 665 Grade II. Some entries such as those for Colleges or terraces of houses include more than one building or property. Overall, there are 1,578 Listed Properties: 173 of which are Grade I, 60 Grade II* and 1,345 Grade II. The City has 5 Scheduled Monuments and 11 Historic Parks and Gardens. There are 11 Conservation Areas designated in the city totalling 741.36 hectares. This represents 18.2% of the City area. Over 1,000 buildings are designated as being of Local Interest.
- 2.7 The City 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, termed the “Cambridge Phenomenon”, has generated considerable interest and debate in recent years. Biotechnology, health services and other specialist services also play a major part within the local economy. In early 2006, the City had 16,518 jobs within 461 high technology firms. By early 2008, employment levels had remained roughly the same at 16,577 but the numbers of firms had reduced slightly to 410. Biotech employment within this amounted to 5,543 jobs in 2008. High tech employment overall reduced

2 – Cambridge Today

from 18% of all employment in 2006 to 17% in 2008 (Cambridgeshire County Council, 2006). Unemployment levels are relatively low at 2.1% in April 2010 below the regional and national averages of 3.2% and 3.9% respectively (ONS: Claimant Count cited in Nomis [online]).

- 2.8 Cambridge and the surrounding rural district of South Cambridgeshire provide over 152,800 employee jobs (ONS: Annual Business Inquiry 2008 cited in Nomis [online]), approximately 88,100 of which are based within the City boundary. Cambridge's total jobs figure is 100,000, which includes the self-employed, Government-supported trainees, HM Forces, and the employee jobs figure mentioned earlier in the paragraph (ONS: Jobs Density 2008 cited in Nomis [online]). Cambridge's labour demand is higher than its available workforce, with a jobs-to-working age population ratio of 1.13 (ONS: Jobs Density 2008 cited in Nomis [online]).
- 2.9 Cambridge is well served in terms of strategic communication. Cambridge has direct infrastructure links to the A14 and M11 providing easy access to London and the Eastern port of Felixstowe. A short drive along the A14 also leads you to the A1, one of the major road networks linking the north and south of the country. Access to London by rail is quick and easy, taking approximately 50 minutes from Cambridge. Cambridge is also within an hour's drive of the international airports of Stansted and Luton and less than two hours from Gatwick, East Midlands and Birmingham Airports. Marshall Airport Cambridge UK is a privately owned airport based in Cambridge. The airport provides the flexibility of a local airport and benefits from direct access to London, the East of England and beyond, the airport holds a public license and can accept aircraft up to Boeing B757 or Airbus A320, which makes it suitable for European short-haul airline operations and intercontinental business jets¹. The nearest major ports to Cambridge are Felixstowe (which is directly linked to Cambridge via the A14 road network), Great Yarmouth, Lowestoft, Ipswich and Harwich in Essex. Smaller ports such as Wisbech and Kings Lynn are only 40 miles away.
- 2.10 As a small city, Cambridge does however suffer from a number of serious local transport problems, particularly in relation to traffic congestion on radial routes and in respect of public transport capacity in the City Centre. The 2008 Place Survey showed that 50% of resident respondents ranked the level of traffic congestion as the issue that needed the most improvement in Cambridge.
- 2.11 The 'Cambridge Area Transport Strategy' is currently being prepared by Cambridgeshire County Council in partnership with Cambridge City Council and South Cambridgeshire District Council, promoting the further development of public transport, park and ride, cycling and other more sustainable forms of movement. The emphasis is to support sustainable development particularly in relation to the high level of planned growth in the Cambridge area.
- 2.12 Affordability of housing is an important issue for many groups, but particularly for key workers and those on lower incomes. Salaries within the Cambridge area are somewhat skewed by the presence of so many high technology companies, as salaries tend to be higher in this industry. Around 17% of the City's jobs were associated with these firms in 2008.

¹ <http://www.marshallairportcambridge.co.uk/>

2 – Cambridge Today

- 2.13 Figures on average house prices and average wage levels suggest that in 2009 the ratio or multiplier of wages to average house prices in the City was around 8.2. The ratio of lower quartile earnings, which is more appropriate for first time buyers, against the cheapest housing available was also around 8.2 in 2009 down from 10.5 in 2008, this highlights the continuing issue of affordability for first time buyers in Cambridge. Average (mean) house prices are now around £286,437, a decrease of 0.1% from 2008 (CLG, 2009b).
- 2.14 Over the same period, the Council has achieved decreases in the number of rough sleepers from 2 to 1. However, the number of homeless households in priority need has increased slightly from 134 to 141(see Contextual Indicators Appendix A).

3 – Designing Cambridge

Introduction

3.1 Promoting sustainable development and design quality is a key overarching theme running throughout Council policy. Policies in this chapter are frequently cited in decisions on planning applications, as they relate to matters of building and site design. The built and natural environments have always been an important consideration in the development of the City. New development is expected to promote high standards of built form and urban and landscape design. The quality of the City's environment plays an important role in the local economy, attracting tourists, employees and residents, who all contribute to the continued success of Cambridge.

Core Indicators

- 3.2 Core Output Indicator H6 covers housing quality, measured against Building for Life criteria (BfL). BfL assessments have been introduced to the AMR this year and score the design quality of planned or completed housing developments against 20 criteria. Good quality housing design can improve social well-being and quality of life by reducing crime, improving public health, easing transport problems and increasing property values².
- 3.3 Government support was offered to local authorities in the form of training for one officer in each local authority to enable them to assess developments. Subsequently, this training was rolled out internally to planning officers. The Council has developed processes and procedures to ensure BfL is used at both application determination stage and at the stage of substantial completion of development.
- 3.4 The results of the BfL assessments carried out on developments of 10+ units completed in the 09/10 monitoring year are as follows (to see a list of the assessed sites please refer to Appendix A):
- Very good (16 or more) - 2 developments
 - Good (14 - 15.5) - 4 developments
 - Average (10 - 13.5) – 0 developments
 - Poor (9.5 or less) - 1 development

The results above show that, 6 out of the 7 assessed schemes achieved a BfL rating of 'good' or above, demonstrating that 85% of new housing developments completed in the last monitoring year achieved 14 or more positive answers out of the 20 BfL criteria. The 4 developments which achieved a good rating performed well under the categories relating to Environment & Community, Character, Streets and Parking, but all under-achieved in the last category relating to Design and Construction, in particular against questions 19 and 20. With regard to the one development which received a poor rating, the Local Planning Authority originally refused the scheme in 2006, however, the development was subsequently allowed following an appeal.

² <http://www.buildingforlife.org/about>

3 – Designing Cambridge

Development Sites

- 3.5 There is one development site specifically associated with this chapter, site 3.01 for off-river residential moorings at Fen Road. It has not yet come forward for development.

Local Plan Policy Monitoring

- 3.6 Key objectives in this chapter of the Local Plan are:
- to ensure the City develops in an integrated and sustainable manner;
 - to create new and distinctive communities which enhance the special character of the City and meet the needs of its residents and users;
 - to ensure that development is of the highest design quality, and respects, safeguards and enhances the unique character of the City's urban and open areas.

Use of policies

- 3.7 Policies of particular relevance in decision-making include Policy 3/4 Responding to Context, which was used 887 times. Policy 3/7 Creating Successful Places was used 357 times, Policy 3/12 The Design of New Buildings was used 514 times and Policy 3/14 Extending Buildings was used 555 times. These policies are key to ensuring that new development is of a high quality of design and has a positive impact on its setting. Policy 3/1 Sustainable Development was also used on 363 occasions and requires the submission of a Sustainable Development Checklist with major developments.
- 3.8 Policy 3/7 plays an important role in place-making and the development of urban extensions. A considerable amount of work has been undertaken on planning applications for the major growth sites, including Trumpington Meadows, Clay Farm, Glebe Farm, the NIAB site and the Station Area redevelopment. Much of the work associated with these sites relates to the processing of outline and reserved matters planning applications, negotiating planning obligations, facilitating pre-application discussion, and preparing design codes. Further information about the major growth sites can be found in Chapter 9.
- 3.9 Some policies were used on only a few occasions – Policy 3/2 Setting of the City, 3/9 Watercourses and other Bodies of Water and 3/13 Tall Buildings and the Skyline. Whilst they may not have been identified as key policies in decision-making on numerous instances, they all have a part to play, especially in relation to large development sites, sites on the edge of the City and sites adjacent to the river and other bodies of water. The use of these policies is very dependent upon the type and location of applications that have been submitted during the monitoring year.

Target based policies

- 3.10 No policies have been identified for target based monitoring at present. However, the supporting text to Policy 3/1 Sustainable Development makes reference to the Cambridge Sustainable Development Guidelines which includes the need to ensure that residential development is proposed at densities of at least 30 Dwellings Per Hectare (DPH).

3 – Designing Cambridge

- 3.11 One hundred and twenty-five completed sites of 9 or above dwellings, were monitored in the 2009/10 year. The average density of these sites was 94.94 DPH, 92% of these sites had a density of 50 DPH or more and 100% of permissions had a density of over 30 DPH. This indicates that Cambridge continues to make the best use of land for development. (Cambridgeshire County Council, 2010d & 2010e).

Issues to Consider

- 3.12 In practice, Policy 3/6 Ensuring Co-ordinated Development has proved challenging to implement if not accompanied by a development brief or vision document. While the Council is not advocating any amendment or deletion of Policy 3/6, it remains difficult to prove if, or how one development may be prejudicial to other developments. The use of the policy has highlighted the need to consider the re-development of a site or sites in a holistic way, and to provide, in some cases, guidance in the form of development briefs to support future development proposals. This policy will need to be reviewed when developing replacement policies.
- 3.13 Policy 3/7 Creating Successful Places has been used extensively for pre-application discussion and in processing planning applications. Its detailed criteria are particularly effective when considering the impact of a large-scale new development upon a wider neighbourhood and the need for integration. The quality, sustainability, functionality and light penetration of amenity spaces is however absent from this list of criteria. Given the challenges to accommodate maximum numbers of units on sites, many schemes involve small and heavily shaded amenity areas, more often than not above a car park. The sustainability of planting and usefulness of the space in these situations is questionable because of the limited growing medium available. It has been suggested that an additional criterion is added to this list to ensure the development of high quality, functional, attractive and sunlit amenity spaces.
- 3.14 Policies 3/12 The Design of New Buildings and 3/14 Extending Buildings are both used frequently to deal with planning applications for new buildings and extensions to existing buildings. However, Development Management officers have tended to use a combination of policies 3/7, 3/12 and 3/14 to deal effectively with the challenges posed by development, both large and small-scale. In reviewing these policies in the future, it is important to consider the overlapping areas for implementation.
- 3.15 The interpretation of the wording in two policies requires further work. Policy 3/9 Watercourses and Other Bodies of Water refers to waterside and water-related development. In order to provide clarity on the scope of this policy, a glossary term should be developed to deal with this issue in any forthcoming policy document. Policy 3/13 Tall Buildings and the Skyline requires more comprehensive guidance on what 'significantly taller' means. The forthcoming Skyline Strategy Supplementary Planning Document (SPD) will provide an assessment tool to help reinforce this policy and will deal with the issue of height in context.
- 3.16 On 9th June 2010, the Government made changes to Planning Policy Statement 3: Housing (PPS3), which comprised the deletion of the indicative minimum density for

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residential development and a change in the classification of garden land from the definition of previously developed land/brownfield land to greenfield land.

- 3.17 The Cambridge Local Plan does not set out density requirements for development, although the paragraph 3.6b found in the supporting text to Policy 3/1 Sustainable Development makes reference to a minimum density of 30 DPH to ensure sustainable development. Paragraph 47 of the reissued PPS3 now states that local planning authorities may wish to set out a range of densities across the plan area rather than one broad density range. Paragraphs 48 and 49 of PPS3 assert that good design is fundamental to using land efficiently and that, if proper attention is paid to achieving good design, new development opportunities can be taken without adverse impacts on their character and appearance.
- 3.18 The change in classification of garden land in Annex B of PPS3 means that residential gardens have been taken out of the brownfield category, which had classified them as previously developed land. This does not mean that garden land will not be developed under any circumstances, but that previously developed land, excluding garden land, should be prioritised for development over greenfield land. The Planning Inspectorate has produced an advice note for Planning Inspectors in the light of the amended PPS. It advises that changes to PPS3 should be taken into account as material considerations where relevant to casework involving the development of garden land or of housing development in general. In the absence of a definition, it will be for the Inspector to determine what constitutes a private residential garden. This will be a matter of judgement based on the facts and circumstances of the case. Proposals for the development of garden land will continue to be assessed against Policy 3/10 of Cambridge Local Plan 2006.
- 3.19 Policy 3/10 covers sites where:
- an existing house is retained and new dwellings are erected in the garden area or curtilage;
 - the existing buildings are demolished and the plot(s) sub-divided in order to make way for further residential development.

Although this policy pertains to residential development in the garden area or the curtilage of existing properties, it is recognised that the title and wording of this policy have previously led to uncertainty over the scope of the policy. Development Management officers and Councillors have been briefed on changes to PPS3 and about policy concerning the development of garden land. Furthermore, a recent appeal decision at 22 and 23 Kelvin Close, Cambridge, supported the use of Policy 3/10 in instances where the existing buildings are demolished and the plot(s) sub-divided in order to make way for further residential development.

Completed Work

- 3.20 The Sustainable Design & Construction SPD was adopted in June 2007 and has been used to aid the Development Management process since that time.
- 3.21 The Public Art SPD was adopted by the Council's Environment Scrutiny Committee in January 2010. This SPD replaced the 2002 Public Art Supplementary Planning Guidance. The new SPD supports Local Plan Policy 3/7 Creating Successful Places, and is used in relation to all major developments. The SPD also supports

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Local Plan Policy 9/3 Development of Urban Extensions, Policy 9/9 Station Area and is a development principle in Policy CE/2 of the Cambridge East AAP and Policy NW22 of the North West Cambridge AAP.

- 3.22 The Council and South Cambridgeshire District Council commissioned *Genesis for Sport England* to undertake two studies based on the Facilities Planning Model on swimming pool and sports hall provision. The June 2008 study assessed the following:
- the extent to which the existing supply of swimming pools meets current levels of demand from the resident population;
 - the extent to which the existing supply of swimming pools would meet future demand (taking into account projected population increases and major new housing developments in the Cambridge area up to 2021);
 - the likely implications of potential changes to the supply/location of swimming pools (taking into account population increases and major new housing developments in the area up to 2021, with a focus on the proposed Cambridge East urban extension and Northstowe).
- 3.23 Furthermore, Active Communities, working with Planning Policy, commissioned consultants to undertake a study on the provision and quality of allotments throughout the City. This study considered the current level of uptake of allotments, waiting lists throughout the City and the quality of facilities at existing allotment sites. It has now been completed and will assist in setting future local standards for allotment provision as it informs our knowledge of local need and provision in existing areas of the City. Information collected during this study has also informed the development of an allotments allocation and management policy for the allotments in the urban extensions and has informed the Council's approach to reworking leases with allotment societies.

Further Work

- 3.24 Further work to be completed in association with this chapter:
- a list of Gardens of Local Interest is identified for production in relation to Policy 3/10. Although the Cambridgeshire Gardens Trust has previously produced *The Gardens of Cambridgeshire – A Gazetteer by Cambridgeshire Garden Trust (2000)*, an updated list of gardens in the City has not yet been produced.
 - Policy 3/13 Tall Buildings and the Skyline will provide the basis for the development of a Skyline Strategy. The Council will be preparing this document over the coming months in the form of a SPD.

Evidence Base

- 3.25 The Council uses the "Cambridgeshire Quality Charter for Growth" when assessing planning applications for major development sites. This charter does not replace adopted planning policy but rather supplements policy with a series of best practice "principles". Further information on this can be found in Chapter 9.
- 3.26 The Council is committed to ensuring design quality through the careful and detailed assessment of planning applications. Part of this assessment process

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includes the use of a Design and Conservation Panel, which provides independent, objective and expert advice on the quality of many schemes. These schemes are then ultimately determined by the Council's Planning Committee or area committees, or by officers under delegated powers. The Design and Conservation Panel also has a sub-panel, which deals specifically with development in the Station Area (see Chapter 9 for detail on the Station Area).

- 3.27 The Council also operates a Public Art Panel, which assesses the quality of public art proposals being promoted either by a developer or the Council in cases where planning obligations monies for public art are commuted to the Council.
- 3.28 Decision-making is informed by the Council's various assessments of local distinctiveness, including conservation area appraisals and the suburbs and approaches studies (See Chapter 4 for further information). Planning Policy Statement 5 (PPS5): Planning for the Historic Environment and its supporting Planning Practice Guide, both published on 23 March 2010, require the Council to have a documented evidence base about the historic environment and a positive pro-active strategy for its conservation and enjoyment. They extend the basis of consideration to all heritage assets, not just designated ones, and have an increased emphasis on safeguarding the settings of all heritage assets. The Historic Environment SPD (see Chapter 4) will provide the required strategy, and raise key issues relating to climate change, growth and environmental capacity, and managing change.
- 3.29 The Council has started initial preparation on the Skyline Strategy SPD. This work will supplement, and provide an evidence base for future policies. Owing to the number of tall buildings being proposed in the City over the last few years, the Council considers this policy vital. The SPD will ensure a future-proofed pro-active set of guidance, which will play a key role in protecting what is special about the City's skyline, whilst also ensuring future tall buildings are appropriate in terms of their context and their detailed design.
- 3.30 The current Open Space and Recreation Strategy dates from November 2006 and provides detailed information on the provision and protection of open space and sports provision. It sets the standards that need to be met in new developments, looks at how they can be met, particularly in the development of the urban extensions and what trigger points should be used to implement facilities. In 2010-11, work will be carried out by the Policy team to assess open spaces around the City. This work will provide up-to-date evidence on the amount and quality of open spaces in Cambridge, supporting the production of a new Open Space and Recreation Strategy. Replacing the existing 2006 strategy, the new strategy will support the LDF and help to provide baseline information for Sustainability Appraisals and the AMR. It will also provide evidence for Development Management to implement open space standards. As a part of the strategy, work will be carried out to assess where there are current deficiencies in the City and how these might be addressed. This work commenced in August 2010.

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Conclusion and Actions

- 3.31 The chapter Designing Cambridge remains an effective and sound section of the Local Plan for assessing new development across the City. The policies are used extremely frequently, as they were in previous monitoring years, and require no amendment at this time. A new Public Art SPD has further strengthened the policy basis for helping deliver high quality public art across the City.
- 3.32 Further work on implementing BfL indicators and preparing other documents such as the Historic Environment SPD, a Skyline Strategy SPD and a new Open Space and Recreation Strategy will be key tasks for the current year and will be reported in next year's AMR.

4 - Conserving Cambridge

Introduction

- 4.1 A major part in the success and attraction of Cambridge is its high quality natural and built environment. Cambridge is a compact City with a thriving historic centre and a framework of attractive and historic green spaces, trees and other landscape features.

Core Indicators

E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds
(i)	0
(ii)	0

E2	Change in areas of biodiversity importance
	<p>35.8% of SSSI land area in the City remains in favourable condition; there has been no change in this figure from the previous monitoring year.</p> <p>No designated sites have been significantly affected by development in the 2009/10 year. Although Cotton Path Hedgerow County Wildlife Site in Cambridge has been affected by hedgerow removal related to an adjacent development; and Hobson's Conduit South City Wildlife Site has been crossed by the new Addenbrookes Access Road.</p> <p>National Indicator 197: Improved Local Biodiversity, looks at the proportion of local sites where positive conservation management has been or is being implemented and shows that 195 out of 414 sites (47.1%) have shown positive conservation management. This demonstrates a 6.6% increase on last year's figures and demonstrates the Council's positive approach towards conservation management</p>

- 4.2 In the 2008/09 monitoring year, Cherry Hinton East Pit was acquired by the Wildlife Trust, who already manage the rest of the SSSI in Cambridge. The site is now designated as a Local Nature Reserve. The Council is endeavouring to return this coherent single site to a favourable condition, whilst improving public access and safety. The Travellers' Rest Pit site lies within the area covered by the North West Cambridge AAP. As a result of geological survey work, the existing designation has been revised to include recently discovered areas of geological importance. There is a national target for this Core Indicator of 95% of SSSI land to be in a favourable condition by 2010.
- 4.3 Last year, it was noted that species records over the 04/05-07/08 year rose from 707 to 1,528. In 2009, the number of species records held by the Cambridgeshire and Peterborough Environmental Records Centre (CPERC) was 2,754 increasing to 2,801 in 2010. It is considered that the data series is not sufficient to analyse whether the increased effects of development is significant or just because of increased numbers of species records.

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Development sites

4.4 There are no allocated development sites specifically associated with this chapter.

Local Plan Policy Monitoring

4.5 A key challenge for the Local Plan is to protect the historic environment whilst managing growth and development in a sustainable way. Objectives include:

- ensuring that the unique qualities of the City and the character of its urban and open areas are safeguarded and maintained for the future;
- ensuring the City has a strong green structure with an accessible network of green spaces rich in biodiversity;
- protecting open spaces, buildings and other features, which contribute to the setting, character and enjoyment of the City.

Use of policies

4.6 There are 13 policies in this chapter of the Local Plan. Through monitoring the use of these policies, it was established that the most frequently used policies were: Policy 4/4 Trees which was used 104 times; Policy 4/10 Listed Buildings used on 184 occasions; Policy 4/11 Conservation Areas used 341 times; and Policy 4/13 Pollution and Amenity used on 276 occasions.

4.7 Policies that were used less frequently include: Policy 4/8 Local Biodiversity Action Plans which was only used once and Policy 4/3 Safeguarding Features of Amenity or Nature Conservation Value, which was used 3 times. The use of these policies is highly dependent upon the nature and location of applications submitted within the monitoring year. As such, these policies remain a useful part of the planning policy framework of the City.

Target based policies

4.8 No policies have been identified for target based monitoring at present.

Issues to Consider

4.9 Concerns have been raised as to whether Policy 4/4 Trees is being used consistently. It has been suggested that a briefing may help resolve any issues with this policy.

4.10 Issues raised in previous monitoring years include concerns about Policy 4/12 Buildings of Local Interest and Policy 4/14 Air Quality Management Areas. The principal issue in relation to Policy 4/12 is that it only applies when works are proposed which require planning permission. Buildings of Local Interest outside Conservation Areas have no formal protection from demolition and concerns have been expressed regarding the application of this policy. Policy 4/14 is a sound policy, but requires detailed specialist knowledge of air quality management issues. As such, Development Management officers liaise with Environmental Health on this policy.

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- 4.11 Policy 4/13 Pollution & Amenity is quite general in nature. Suggestions have been made to subdivide the policy into specific areas of concern, e.g. noise pollution. Further investigation of this issue will need to be undertaken in reviewing the policy.
- 4.12 Policy 4/15 Lighting may need to be updated in the light of changes to national planning policy guidance on floodlighting. It has also been noted that the Cambridge Lighting Strategy (1999), referred to in paragraph 4.55 of the Local Plan, was produced some time ago and only covers a relatively limited geographic area. Further work may be required on this issue in the future. In the absence of more detailed guidance, advice will be taken from Environmental Health specialists.

Completed Work

- 4.13 No policy development work identified in the previous year's AMR has been completed as yet.

Further work

- 4.14 Work still to be completed in association with this chapter is:
- *Trees on Development Sites Guidance Document* – This document is being finalised for consultation.
 - *Historic Environment SPD*: This will provide further guidance on existing policies pertaining to the historic environment; it is being drafted for consultation in Spring 2011.

Evidence Base

- 4.15 The Open Space and Recreation Strategy will be revised in 2010/11 (see Chapter 3 for further information).
- 4.16 The Historic Environment SPD will provide further detailed guidance on existing policies pertaining to the historic environment. It will provide a formal basis within the LDF for conservation area appraisals, and will identify priorities for conservation policy work. Initial consultation with Area Committees and stakeholders has identified the key issues as: Significance; Climate Change; Growth; Access; Managing Change and Quality of Change. The initial work on significance has highlighted the historic importance of the setting of the City for the whole river corridor, including Grantchester Meadows and Stourbridge Common. The work will consider climate change impacts and possible mitigation on the historic built and natural environment. Growth issues include environmental capacity of the historic core, the impact of tall buildings on the character of the city, and impacts of transport proposals. The need for a Historic Environment SPD was endorsed in the Government's consultation draft planning policy statement on the historic environment and in the published PPS5 issued on 23rd March 2010. The draft SPD is being prepared for public consultation in early 2011.
- 4.17 The historic environment evidence base for Cambridge has been increased by the completion of a number of conservation area appraisals and suburbs and approaches studies. As a result of the conservation area appraisal work, extensions were also approved to all three conservation areas. The completed and approved documents are listed below:

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- Old Chesterton Conservation Area Appraisal;
- Ferry Lane Conservation Area Appraisal;
- Conduit Head Road Conservation Area Appraisal;
- Huntingdon Road Suburbs and Approaches Study;
- Madingley Road Suburbs and Approaches Study;
- Barton Road Suburbs and Approaches Study.

4.18 Work in progress at the end of the year included the development of new conservation area character appraisals for West Cambridge and Howes Place; reviews of the Trumpington, Mill Road and St Matthews conservation areas character appraisals; an appraisal of a possible new conservation area for Romsey Town; commissioning the completion of appraisal coverage of designated conservation areas through appraisals of the Castle Area, Riverside, New Town and Glisson Road; and commissioning further suburbs and approaches studies for Trumpington Road, Long Road, Hills Road, and Newmarket Road. Completion of these studies will provide a much more comprehensive evidence base for the Historic Environment SPD than would have been possible in the original programme.

Future Considerations

- 4.19 Policy 4/16 Development and Flooding was not 'saved' as it did not provide information over and above the requirements of national policy set out in Planning Policy Statement 25: Development and Flood Risk (PPS25). In line with PPS25, the Council jointly [with South Cambridgeshire District Council commissioned] consultants to produce an updated Strategic Flood Risk Assessment (SFRA) covering both Council areas. This sets out the extent and nature of the risk of flooding and is particularly important in allocating sites for different land uses. The SFRA was finalised in September 2010 and endorsed at Committee in November 2010 for use as part of Cambridge's LDF evidence base and as a material consideration in planning decisions.
- 4.20 PPS5 has introduced changes in emphasis for historic environment decision-making, including the greater consideration of undesignated as well as designated heritage assets. It would be prudent to monitor both the Council's use of the PPS, and appeal decisions, as a basis for future review of historic environment policies.

Conclusion and Actions

- 4.21 The chapter Conserving Cambridge remains an effective and sound section of the Local Plan contributing effectively towards the high quality natural and built environment of the City. The policies are used extremely frequently.
- 4.22 Further work on the *Trees on Development Sites Guidance Document* is scheduled for the coming year.

5 – Living in Cambridge

Introduction

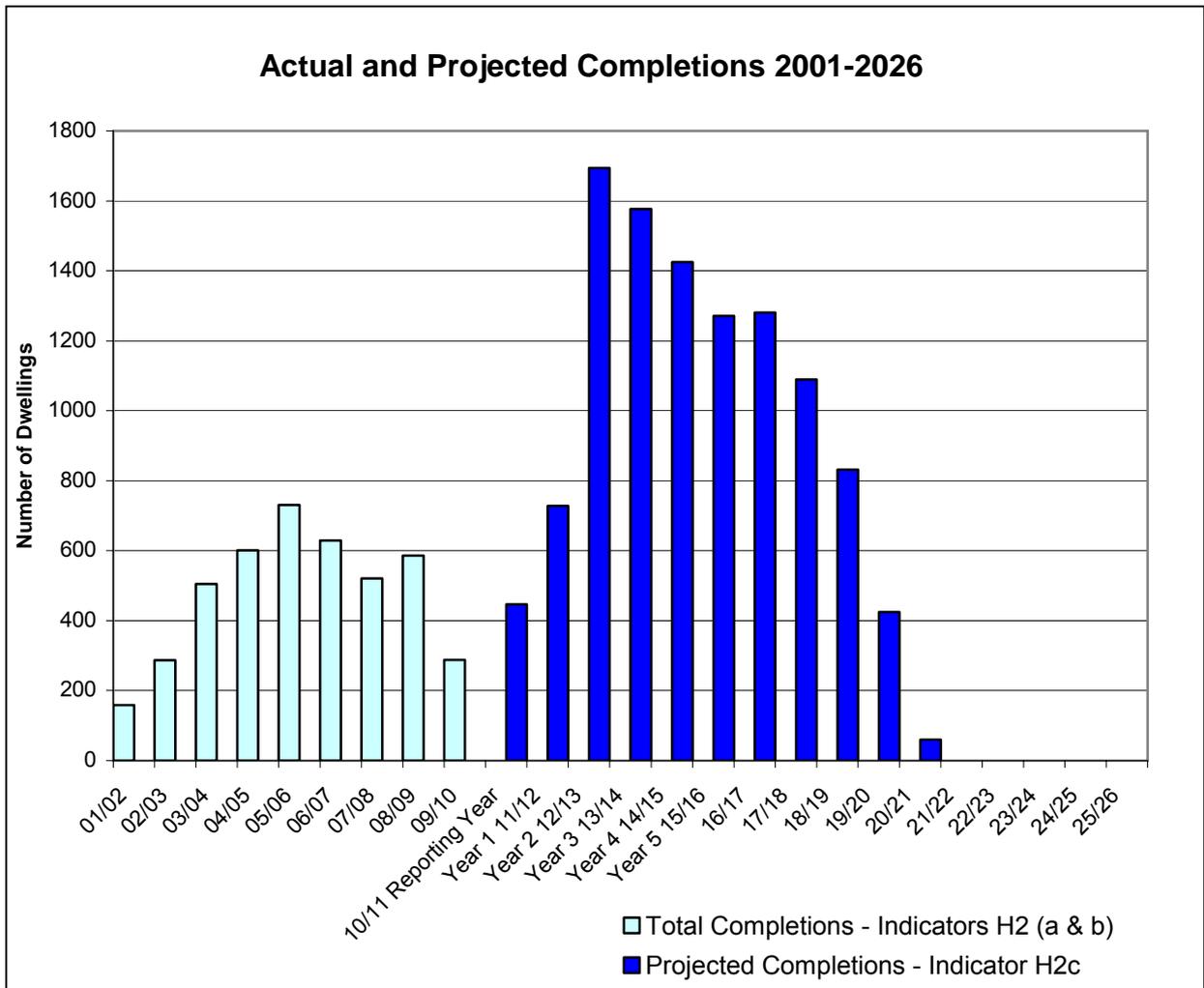
- 5.1 The high cost of housing in Cambridge is a major issue. As prices rise, it makes it more and more difficult for first time buyers and those on lower incomes to buy or rent in the city. This also has a knock-on effect as employees have to look further afield for housing and then commute in, which in turn has implications for sustainability issues and congestion on the City's roads. Despite the recession, prices remain high in the city and this issue persists.
- 5.2 Policies such as Policy 5/5 Meeting Housing Needs in the Local Plan look to secure new affordable housing to meet local needs in housing developments. The Local Plan chapter also includes policies about community facilities (Policies 5/11 to 5/14), which are considered key to the development of more sustainable communities.

Core Indicators

H1	Plan period and housing targets
	RSS target from 2001 to 2021 – 19,000 dwellings. See Appendix C and paragraphs 5.3 - 5.16 for an explanation of the approach in this year's trajectory.
H2 (a)	Net additional dwellings in previous years
	See Appendix C
H2 (b)	Net additional dwellings – for the reporting year
	288 dwellings
H2(c)	Net additional dwellings – in future years
	See Appendix C
H2 (d)	Managed delivery target
	See Appendix C
H3	New and converted dwellings – on previously developed land
	99.5%
H4	Net additional pitches (Gypsy and Traveller)
	0
H5	Gross affordable housing completions
	158
H6	Housing quality – Building for Life Assessments
	2 – Very Good 4 – Good 1 – Poor 0 – Very Poor

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Figure 2: Housing Completions and Projected Completions 1st April 2001 to 31st March 2026.



(Cambridgeshire County Council, 2010b & Appendix C)

- 5.3 Figure 2 shows the actual dwelling completion figures for the years 2001/2 to 2009/10 and the projected completions to 2025/26. To date, 4,307 dwellings have been completed between 2001-2010.
- 5.4 The projected figures are based on the Council's Housing Trajectory. This is a requirement of Planning Policy Statement 12: Local Spatial Planning (PPS12) and is intended to track the housing supply provision over the lifespan of the Local Plan and any subsequent development plan documents as well as identifying housing land likely to come forward in the first 5 years as required by PPS3. The Government also require the trajectory to cover at least 15 years after the adoption of a Core Strategy or the end of the plan period whichever is longer. The trajectory has been produced in consultation with landowners, developers or their agents and also from discussions with Development Management officers where owners could not be found. For more site-by-site details, please see the main Housing Trajectory in Appendix C.
- 5.5 The adopted RSS (May 2008) suggested a requirement to provide 19,000 dwellings between 1st April 2001 and 31st March 2021. Last year's AMR used this figure and rolled it forward in terms of new dwelling requirements of 24,550 between 2001 to 2025/2026. This target is and always has been largely

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unachievable within the City. The adopted RSS target is technically still a material consideration until it is abolished through the Localism Bill (see paragraphs 5.35 & 5.42-5.50).

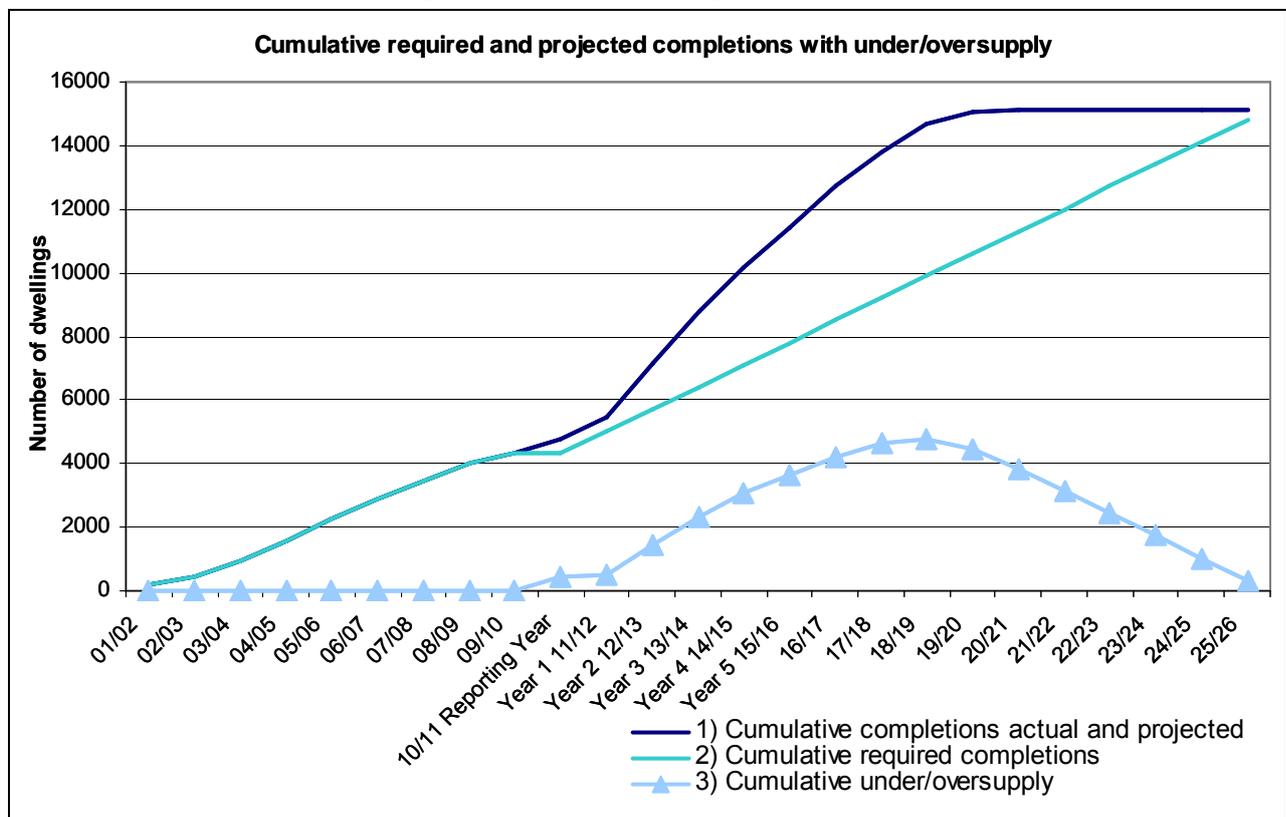
- 5.6 Work undertaken at the beginning of this year in connection with updating the RSS housing targets concluded that a lower target was more realistic, with 14,000 new homes to be provided in Cambridge between 2011 and 2031. This level of growth was agreed by the Cambridgeshire local authorities in a joint statement which was reported to Members in October 2010. This figure has been adopted in this year's trajectory as being a more realistic estimate of the likely level of future housing delivery.
- 5.7 If 14,000 dwellings are to be provided between April 2011 and the end of March 2031, the annualised projected requirement would be 700 dwellings per annum. Over the next 15 years (2011/12 to 2025/6) 10,500 dwellings will be required and over the next 5 years, 3,500 will be required. Projected completions over the next 5 years are 6,695 so on this basis the Council currently have 191% of their 5-year supply.
- 5.8 It is difficult to project forward completions in such times of economic uncertainty. To an extent, development predictions in the longer term are based on a return to normal market conditions, as there is no way of knowing how long a recession will last. The housing trajectory will be reviewed next year, again in consultation with developers to ascertain how things have changed. Once the SHLAA has been completed, this will serve to update the 5 year land supply position and housing trajectory.
- 5.9 The economic downturn will inevitably have an effect on housing delivery in the next few years. Information from developers suggests that, generally speaking, they expect developments to start one or two years later than planned. This is especially so for developments thought likely to start within the next year or two. In addition, larger developments are likely to be spread over a longer time period. It should be noted the effects of the recession relate to the timing of development rather than its extent, or location.
- 5.10 Developers' reasons for other possible delays in housing developments also include agreeing the approval of reserved matters, Section 106 requirements and finding a buyer for allocated land.
- 5.11 In last year's AMR, it was projected that 260 dwellings would be completed in 2009/10 and actual completions were 288.
- 5.12 Factors that will affect the capacity and timing of specific sites include:
- Cambridge East – under the Cambridge East AAP this site was to deliver significant levels of housing in the City and South Cambs. Marshall announced in April 2010 that they have been unable to find an alternative site and that they do not envisage relocating by 2031. No allowance is therefore made in the trajectory for the main airport site. Some residual capacity exists however on other sites within the Cambridge East AAP area which may become available in the 2016 to 2031 period.

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- The North West Cambridge University Site and the site at NIAB may also be affected by requirements from The Highways Agency who have placed a requirement on these sites to demonstrate 'Nil Detriment'. This means that developers must prove to the Highways Agency that the developments will not add to the current A14 congestion problems during peak hours. Reaching an agreement may slow down the rate of housing development on these sites or delay the start date for site construction.

5.13 The Capacity and availability of some Local Plan allocated sites has also been raised by landowners e.g. The Territorial Army Centre on Cherry Hinton Road, the Nuffield Hospital, Trumpington Road, and the University's West Cambridge site have all been highlighted as unlikely to provide further residential development in the future. These allocations will need to be reviewed as part of progress on the Development Plan.

Figure 3: Cumulative completions (1) Projected, (2) Required to meet the current implied RSS target and (3) showing the difference between the two



(Cambridgeshire County Council, 2010b & Appendix C)

5.14 Figure 3 above shows that there is an adequate housing supply in relation to the implied draft RSS target for the rest of the period to 2026. There is a period of acceleration between 2011/12 to 2018/19, as the urban extensions are developed.

5.15 The broad trends of future housing supply are entirely predictable, but not the overall level of that supply, given that:

- a) the urban extensions around Cambridge, whilst supplying a significant proportion of housing completions over the period, have a long lead-in time and are unlikely to contribute significant numbers of dwelling completions in the early years of the trajectory.

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- b) the Council objected to the housing target for Cambridge (19,000) set out in the current RSS. Further work is currently underway through the SHLAA to identify the realistic potential for new residential development in Cambridge over the next 20 years.

5.16 This chapter has used the draft RSS targets to compare the housing trajectory. In the near future, the Council will be reviewing housing targets in conjunction with work on the SHLAA, which will be reflected and analysed in next year's Annual Monitoring Report.

Other Indicators

5.17 Density of new development

Density	Percentage
<30DPH	0%
30 – 50DPH	8%
>50DPH	92%

5.18 These results show that the majority of new dwellings in Cambridge are being developed at a density above 50 DPH. One hundred and twenty-five completed sites of 9 or above dwellings, were monitored in the 2009/10 year. The average density of these sites was 94.94 DPH, 92% of these sites had a density of 50 DPH or more with 100% of permissions being developed at a density of over 30 DPH. (Cambridgeshire County Council, 2010d & 2010e). Despite the deletion of the minimum density requirement from PPS3 (See Chapter 3 for discussion of this issue), the Cambridge Local Plan seeks to achieve sustainable development and land in Cambridge is still being developed efficiently.

Development sites

5.19 No new allocations have come forward with planning permission in this monitoring year. For information on the urban extension areas, see Chapter 9 on the Areas of Major Change.

5.20 In April 2010, Marshall announced that it would not be relocating any of its businesses to Wyton and have stated that, in the immediate future, there are no suitable relocation options to consider. This means that the timetable for the delivery of dwellings at Cambridge East is unknown at this time. However, this site remains in the development plan as an allocation and will do so until the development plan is amended. This has a knock-on effect for the development strategy for Cambridge. Reference is made to this in paragraph 5.12.

Local Plan Policy Monitoring

5.21 Objectives in the Local Plan for this chapter are:

- to provide new housing and community facilities to meet the needs of the city and to contribute to meeting the needs of the Cambridge sub-region;
- to retain existing housing and needed community facilities.

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Use of policies

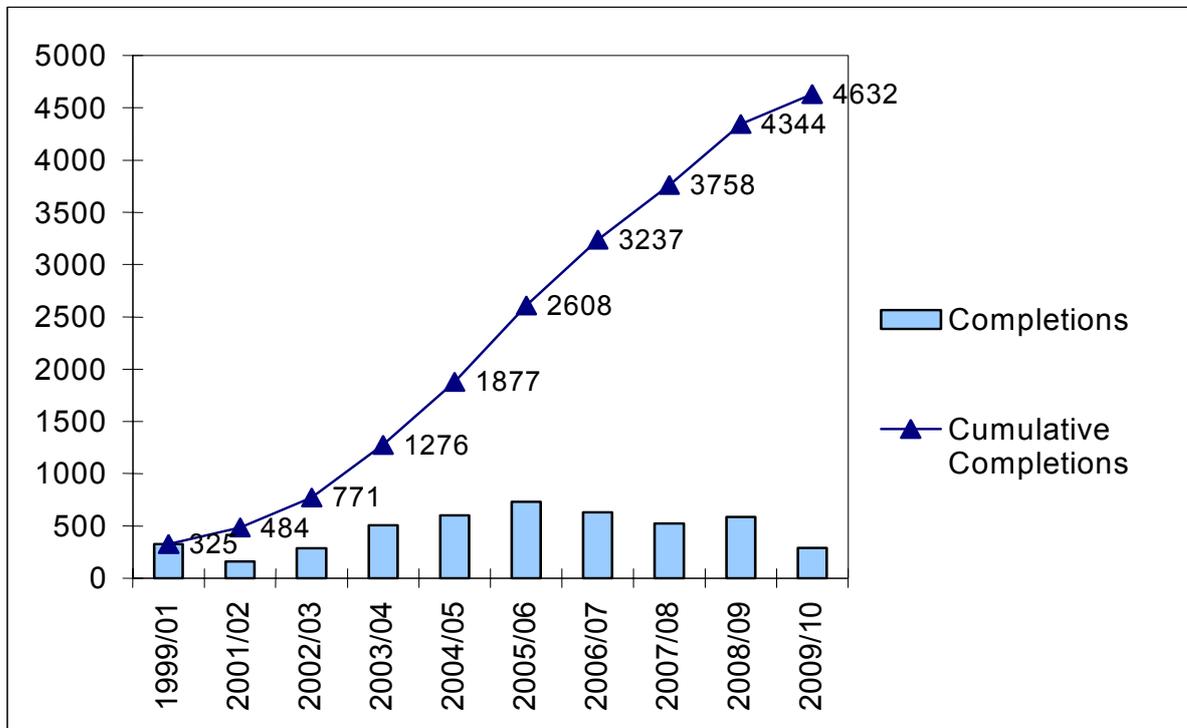
- 5.22 Development Management have used twelve policies out of fourteen in this chapter the most used policies were 5/1 Housing Provision, used 73 times and 5/14 Provision of Community Facilities Through New Development used 62 times. Development Management have indicated that many of the policies in this chapter are also used at the pre-application stage.
- 5.23 Policies with minimal usage included Policy 5/8 Travellers and 5/15 Addenbrooke's (both with no uses) and Policy 5/13 Community Facilities in Areas of Major Change, which has been used twice.

Target based policies

- 5.24 Three policies in this topic area have been selected for target based policy monitoring. One was deemed unsuitable for this kind of monitoring (Policy 5/9 Housing for People with Disabilities) as following discussions with Development Management it became clear that the provisions of this policy are covered by other legislation, which requires disabled access to all properties.
- 5.25 *Policy 5/1 Housing Provision* - this sets out that there should be an increase in dwellings of approximately 12,500 between 1999 – 2016 in accordance with the 2003 Cambridgeshire and Peterborough Structure Plan.

5.25.1 Figure 4: Dwelling completions 1999-2010 show that to date some 4,632 dwellings have been completed leaving 7,868 dwellings to be completed in the remaining six years to 2016³.

Figure 4: Dwelling Completions 1999 – 2010



(Cambridgeshire County Council, 2010b)

³ Figures obtained through the Cambridgeshire County Council Research Group – Table H1.2 (<http://www.cambridgeshire.gov.uk/environment/planning/policies/monitoring/Housing+development+in+Cambridgeshire.htm>)

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- 5.26 *Policy 5/5 Meeting Housing Needs* - Six planning applications related to Policy 5/5 this year: two of the six applications were refused and so were not evaluated. This left four sites to be assessed under this policy. The sites assessed were the Former Monsanto Site (Trumpington Meadows), Simons House, Brunswick House and Brunswick Site. The Simons house site was an application for 40 flats for the over 55 years age group and was therefore classed as 100% affordable. The Brunswick House and Brunswick Site (allocated site 7.11 formerly occupied by the Cambridge Regional College) applications have been joined together and do not provide any affordable housing on site, providing instead 37.6% student housing in lieu of affordable housing. Finally the Former Monsanto Site (Trumpington Meadows) is still at outline planning application stage, but it is expected that the site will provide 40% affordable housing.
- 5.26.1 On 26th February 2010, the Secretary of State for Communities and Local Government dismissed the appeals relating to the planning applications for Clay Farm and Glebe Farm on Cambridge's southern fringe. The appeals, which related to the provision of over 2,500 dwellings, a local centre, new primary and secondary school provision together with open space, sport, recreation and health and community facilities, were submitted by the developers, Countryside Properties because of their concerns about the required levels of affordable housing and library provision on site. The appellants claimed that, due to the downturn in the economy, these costs would undermine the viability of the whole development.
- 5.26.2 The Secretary of State confirmed that the Council's approach on assessing viability (based on Residual Land Values) should be adopted in this instance, and upheld the Council's planning policy requirement for 40% affordable housing, with the delivery of affordable housing to be spread across the expected lifetime of the developments as a whole. This decision sets an important precedent not just for the growth of Cambridge, but across the country.
- 5.27 *Policy 5/10 Dwelling Mix* - This policy sets out that on sites of 0.5 ha or more or 15 dwellings or more will be expected to provide a mix of dwelling sizes based on the number of bedrooms. The policy does not set any proportions for mix, however, Annex 2 to the Affordable Housing SPD includes key findings from the SHMA, which sets out a guide for new affordable housing provision. It goes on to note that the guidance "...will also be a material consideration in the determination of planning applications for the market housing element..." (Cambridge City Council, 2008, p5).
- 5.27.1 The guidance sets out the following mix: 50% 1 and 2 bedroom dwellings, but with no more than 10% 1 bed dwellings, 50% 3 bedroom or larger dwellings, but with no less than 20% 3 bed dwellings. Annex 2 of the SPD is caveated by reference to the site size, location and previous decisions.
- 5.27.2 There were ten sites that related to Policy 5/10. Of these ten sites, 4 were refused permission and so were not monitored, this left 6 sites to evaluate. The sites that have been assessed are: the Former Monsanto Site (Trumpington Meadows), Simons House, Brunswick House and Brunswick Site, Neath Farm, and 103-105 Shelford Rd.

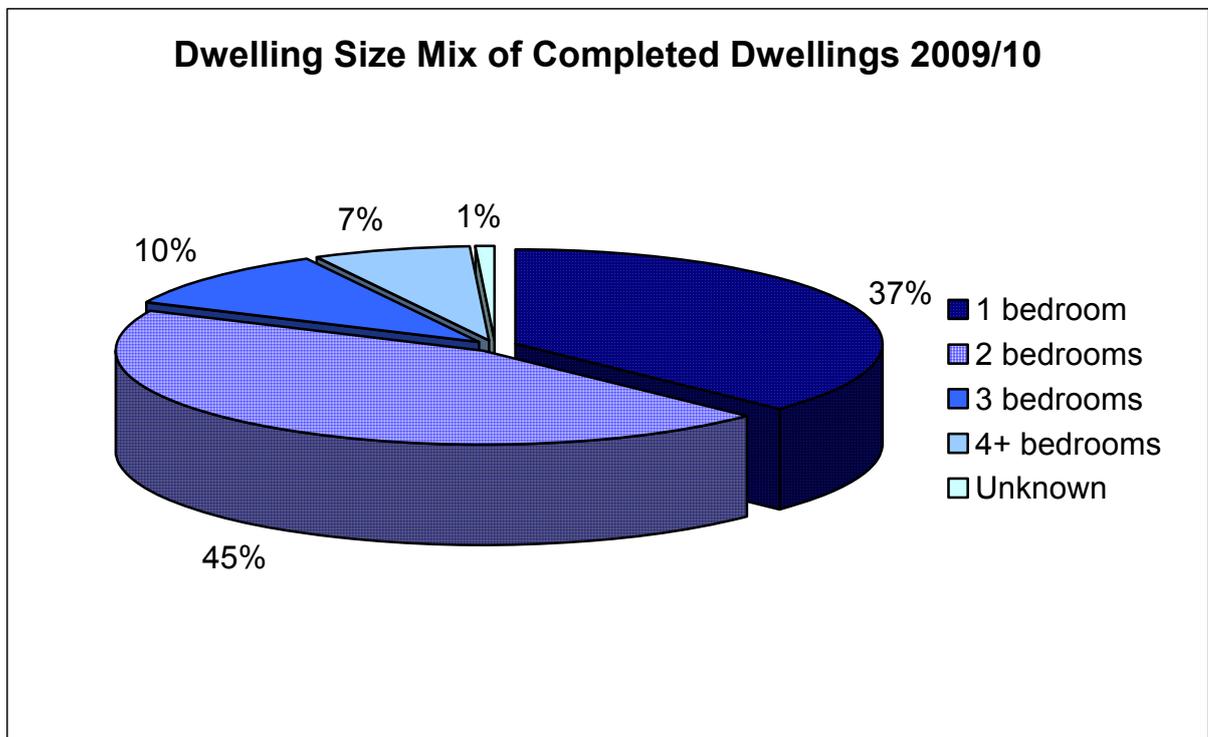
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- The Simons House site was an application for 40 flats for the over 55 yrs age group and was split appropriately for the client group into 28 two-bed and 12 one-bed units.
- Neath Farm Business Park is in the Reserved Matters stage and has proposals for 7 two-bed, 23 three-bed, 7 four-bed and 3 five bed. Affordable housing allocations will be decided further along the planning process and so it is not yet included under policy 5/5.
- The Shelford Road site is building 6 one-bed units but will also form part of a larger site (Land to the rear of 99-105 Shelford Rd), which is still at reserved matters stage.
- The Former Monsanto site is still at outline permission stage but it is envisaged that the dwelling mix will comply with Annex 2 of the Affordable Housing SPD.
- Finally, the Brunswick House and Brunswick sites are being developed in tandem with the dwelling mix across the two sites comprising 73 one-bed, 90 two-bed, 32 three-bed, 10 five-bed units and 251 student rooms (in lieu of 40% affordable housing).

5.27.3 These results show that the policy is working in relation to providing for a range of sizes (apart from the specialist housing). Substantive increases in family accommodation (3 and 4 bed plus) are not likely to be noticeable until the Council start to get completions in the urban extensions.

5.27.4 Figure 5 shows the dwelling size mix of completed new dwellings in 2009/10.

Figure 5: Dwelling Size Mix 2009/10



(Cambridgeshire County Council, 2010c)

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Issues to Consider

- 5.28 Policy 5/7 Supported Housing/Housing in Multiple Occupation presents problems for the public as they are unclear as to what it means for them. On 6 April 2010, an amendment to the Use Classes order introduced a definition of small-scale houses in multiple occupation (between 3-6 unrelated individuals who share basic amenities). This split the old Class C3 (dwellinghouses) into 2 separate classes – Class C3 (dwellinghouses) and Class C4 (houses in multiple occupation (HMO)). This meant a move from a dwellinghouse (C3) to an HMO (C4) was not covered by permitted development rights and that planning permission would be required. However, a change from an HMO (C4) to a dwellinghouse (C3) was covered by permitted development rights and therefore such a change would not require a planning application.
- 5.29 On 17th June 2010, the Housing Minister Grant Shapps, announced the Coalition Government's intention to further amend the planning rules in regard to HMOs, which originally came into force on 6th April 2010. Essentially, the definition of a small HMO (C4) remains and permitted development rights have been extended to allow all changes between HMOs (C4) and dwellinghouses (C3) without the need for planning applications.
- 5.30 Furthermore, in areas where there is a need to control HMO development, local authorities are able to use existing powers, in the form of Article 4 directions⁴ to remove permitted development rights and require planning applications for such changes of use. Large HMOs remain unclassified by the Use Classes Order and so require planning permission. However, Policy 5/7 remains applicable for instances where a change of use to a HMO requires planning permission.
- 5.31 Development Management officers spend a lot of time confirming what Use Class properties fall within, due to recent changes to the Use Class definitions. To make the policy more comprehensive in the future, it may be wise to create two policies, one for Supported Housing and another for HMO. However, the ongoing national debate surrounding HMOs may also need to be reflected in the policy.
- 5.32 A number of London Authorities have published Internal Space Standards SPDs to guide residential development. In the future, the Council will assess the need for a similar document.
- 5.33 The Cambridge Local Plan 2006 has a number of policies about community facilities, including policies 5/11 – 5/15. Policy 5/11 Protection of Existing Facilities is used frequently during pre-application discussion and planning applications with regard to the loss of community facilities. In order to meet the requirements of criteria c of Policy 5/11, marketing of sites for community use has been and continues to be a key issue in relation to existing sites in community use. Policies 5/12 and 5/14 have been used on numerous occasions within the monitoring year. Policy 5/14 is used extensively in Section 106 agreements to ensure provision of community facilities.
- 5.34 Policy 5/11 has been the subject of some discussion recently in relation to the loss of public houses in Cambridge. Uses predominantly within the D1 Use Class are the focus of these policies, yet public houses are not included within the community

⁴ The Town and Country Planning (General Permitted Development) Order 1995, No.418

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facilities policies of the Cambridge Local Plan 2006. Whilst there is some national policy coverage of this issue in Policy EC13 of Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4), public houses outside local centres are not supported by any planning policy provision. The Council should consider the inclusion of public houses within the definition of community facilities in future planning documents. This would require the development of a local evidence base on public houses. This evidence base would include mapping of the location of existing public houses, consideration of the facilities provided by those public houses and their catchment areas. The evidence base would also need to define what constituted a 'community pub'.

- 5.35 *Strategic Planning – Revocation of Regional Spatial Strategies* - On 27th May 2010, the Government wrote to local authorities to say that it intended to abolish RSSs, and that the letter should be a material consideration in planning decisions.
- 5.35.1 On 6th July 2010, Eric Pickles MP, Secretary of State for Communities and Local Government, issued a written statement to say that RSSs were being revoked. This was backed up with a letter to local authorities from Steve Quartermain, the Government's Chief Planner.
- 5.35.2 Since one of the main jobs of RSS was to set targets for the construction of new homes, the companies most aggrieved by this decision were house builders. Accordingly, CALA Homes (South) Ltd launched proceedings in the High Court to have the decision quashed. The case was heard in November 2010 and judgement was given recently in CALA Homes' favour.
- 5.35.3 CALA Homes were successful in their High Court challenge. In essence, the judge decided that the ability to revoke individual RSSs did not allow them all to be revoked at once, as that frustrated the intention of the legislation to have RSSs generally in place.
- 5.35.4 The Government's reaction was in the form of a further written statement. The statement said that 'the court's decision changes very little', for RSSs will still be statutorily abolished by the Localism Bill that is due to be published before the end of the year; the 27th May 2010 letter still stands, and the intention to abolish RSSs should still be a material consideration in planning decisions.
- 5.35.5 CALA Homes have since sought yet another injunction, seeking a court declaration that the Government's intention to revoke RSSs is not a material consideration. This has now been upheld by the High Court on 29th November 2010 when it was held that decision makers should not have regard to a mere intention to change the law at some indeterminate point in the future. On a temporary basis, until a full legal hearing into the lawfulness of the Secretary of State's statement and the Chief Planner's advice has been resolved, decision makers should now have full regard to RSSs as part of the development plan.
- 5.35.6 It follows that reference should again be made to the RSS in planning decisions and reports until this issue is resolved in the courts.

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5.35.7 In response to the changing climate, the Cambridgeshire authorities have undertaken initial work to:

- agree a joint position statement, setting out the development strategy for Cambridgeshire in the absence of the RSS;
- scope out what further work may be required for future strategic planning in Cambridgeshire.

5.35.8 The joint position statement essentially seeks to continue the development strategy for Cambridgeshire, established by the 2003 Structure Plan, to 2031 in recognition that enough land has been allocated for development in the County to provide for growth over the next 20 years.

5.35.9 The joint position statement was agreed by the Executive Councillor for Climate Change and Growth at Environment Scrutiny Committee and on 5th October 2010.

Completed Work

5.36 The Affordable Housing SPD was adopted in January 2008.

5.37 A supporting Annex 2 on the Strategic Housing Market Assessment was adopted in November 2008 (see also paragraph 5.41).

Further work

5.38 No further work has been identified as yet.

Evidence Base

5.39 An initial report on the Strategic Housing Land Availability Assessment (SHLAA), was taken to Committee on 8th July 2008, this identified capacity for 17,148 dwellings to be built up to 2021. This is reliant on the planned delivery of the urban fringe sites around Cambridge, including Cambridge East. However, this figure will be subject to variation as sites have not yet been assessed on how achievable they are, this will involve consultation with developers and landowners and it does not take into account sites not yet in the planning system. The City Council has considered and consulted on revised site assessment criteria and methodology. The approach was agreed at Development Plan Steering Group on 14th July 2009. It is anticipated that the SHLAA will be completed by July 2011.

5.40 The Strategic Housing Market Assessment (SHMA) was published June 2008 and updated in 2009. The overall objective of the SHMA is to understand how housing markets operate by assessing housing need and demand which will then be utilised to inform local development documents and housing policies. The Affordable Housing SPD makes it clear that the findings of the SHMA will be particularly important to the determination of housing mix, and affordability. The SHMA will be updated annually and will be subject to refinement over time. Annex 2 of the SPD will be updated accordingly. The SHMA team are currently work on a housing mix assessment for each district. The Council will consider the need to amend Annex 2 of the Affordable Housing SPD after its publication.

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Future Considerations

- 5.41 The Government White Paper: *'Local growth: realising every place's potential'* (published 28th October 2010) sets out the Government's approach to economic growth and local economic growth in particular. It is seeking comments on a small number of specific issues.
- 5.42 The main points include:
- the establishment of 24 Government-approved Local Enterprise Partnerships (LEPs) and more detail on the role that LEPs will play in stimulating economic growth;
 - indication of how different economic development functions will be delivered and at what spatial level, once Regional Development Agencies (RDAs) are abolished;
 - a range of incentives for local authorities to promote economic growth, including the introduction of Tax Increment Finance and a New Homes Bonus. The Government is considering a Business Increase Bonus scheme where local authorities retain some business rates on a six year rolling basis if they achieve a sufficient increase in business rates yield. However, it will also consult on the more radical option of localising business rates as part of a Local Government Resource Review starting in January 2011. The Government is initially asking a number of questions about these incentives, with a response date of 1 December 2010;
 - it provides more details of the Regional Growth Fund (RGF), launching the first round of bidding with a closing date of 21 January 2011.
- 5.43 The Government states it is committed to shift power to local communities and businesses, with localities leading their own development and tailoring their approach to their circumstances.
- 5.44 The White Paper highlights the important role of local authorities in economic growth 'the part of local authorities is critical to successful growth' (HM Government, 2010, p11). Local authorities role is summarised as leadership and coordination; ensuring a responsive supply of land for economic and housing growth; influencing investment decisions, particularly through the planning system; supporting local infrastructure, local businesses and local people e.g. through employment; providing other related services – schools, transport and public realm to a high standard.
- 5.45 Cambridge is a participant in a successful LEP bid centered on Cambridge and Peterborough. The LEP is in the process of forming and working up options for moving forward. The bid can be found at <http://www.yourlocalenterprisepartnership.co.uk/>
- 5.46 The White Paper also provide outlines the Government's commitment to reforming the planning system, in order to actively encourage growth. Actions include:
- introducing a national presumption in favour of sustainable development, which will apply to decisions on all planning applications;
 - giving local communities the Right to Build powers;

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- reforming and streamlining national planning policy and guidance, presenting to Parliament a simple national planning framework; and
- placing a new statutory duty to cooperate on local authorities, public bodies and private bodies that are critical to plan making such as infrastructure providers.

- 5.47 Under the reforms, local authorities will be expected to produce local development plans. The intention is that these plans will establish the key strategic framework for the area and outline the infrastructure required to deal with issues such as economic growth requirements. These plans will have regard to national policy and will provide the basis for local planning decisions and planning by local communities. As part of this, the Government have stated that they intend to simplify and streamline the procedures and timescales for local authorities to prepare local development plans, so that communities are better able to understand and influence them.
- 5.48 At the heart of the reforms to the plan-making system are the Government's proposals to introduce neighbourhood planning. The intention is to give every neighbourhood the chance to shape its own development through the creation of neighbourhood plans. Neighbourhood plans will need to respect the national presumption in favour of sustainable development as well as other local priorities such as transport links and meeting housing need.
- 5.49 More information will be set out in the Localism Bill which is due to come into force in November 2011.
- 5.50 New Homes Bonus - The New Homes Bonus (NHB) is a new system of financial rewards to local authorities for housing completions and bringing empty homes into use. The Government is consulting on the details of the NHB until 24th December 2010. The NHB is intended to be a more effective mechanism than Housing and Planning Delivery Grant in the mitigation of the costs and impacts of new housing development on local authorities and local neighbourhoods.
- 5.50.1 Through the NHB, and other changes to the planning system, the Government expects a resurgence in house building which is currently at a 90 year low, and below the requirements needed to cope with a growing population and other demographic trends.
- 5.50.2 The scheme is intended to be permanent. Each housing completion will be rewarded with a grant payment for a period of 6 years, so the grant will rise over time. Funding levels have been set for it for 4 years, beyond this, funding will come from the Formula Grant.
- 5.50.3 The grant will be equal to the national average for the council tax band of each additional property. National council tax figures are used because local levels vary for many reasons and the Government does not want to penalise prudent authorities.
- 5.50.4 The scheme is intended to be transparent. The Council will be able to look ahead and calculate the grant to be received from known annual rates of completion.

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- 5.50.5 The grant is not ring-fenced but the Government expects local councillors to work closely with communities, and neighbourhoods affected by growth, in order to understand their priorities for investment and to communicate how the money will be spent and the benefits it will bring. The Government hopes this will enable a mature debate with local people about the benefits of growth and not just its impacts and costs. There are clear synergies with the Council's initiative to boost local participation in decision-making and the NHB could potentially be a matter for future Area Committees.
- 5.50.6 The Government is expected to make significant changes to the housing sector over the coming year with reduced funding for the Homes and Communities Agency along with legislative changes which will be very important for the provision of affordable housing. At the time of writing, these changes are not yet clear and accordingly will be reflected in next year's AMR.

Conclusions and Actions

- 5.51 Housing is a key issue in Cambridge, especially in terms of affordability. The Council is making progress in this area and is using Policy 5/5 Meeting Housing Needs which seeks the provision of at least 40% affordable housing on sites to meet the threshold, however, it takes a number of years for this policy to be fully reflected in the monitoring as affordable housing has to be secured in the legal agreement usually at the outline stage.
- 5.52 Some of the policies and allocations in the chapter will need to be reviewed when the relevant development plan document is progressed.

6 – Enjoying Cambridge

Introduction

- 6.1 Many different facilities are needed to serve Cambridge and the surrounding area. Shopping, leisure and tourist attractions all have an important part to play in the economy by attracting visitors to the City.
- 6.2 Main sub-regional shopping facilities are located in two distinct areas of the City Centre: the historic centre and Fitzroy/Burleigh Street, which contains The Grafton. The historic centre has undergone considerable redevelopment over recent years with the construction and opening of Christ's Lane and the Grand Arcade. Officers have observed that the recession has had some impact on retailers in Cambridge, with a higher number of unit vacancies than usual. However, the situation this year is improving and some shops that were previously empty have been reoccupied, for example on Bridge Street. There are still a number of vacant units on Fitzroy Street and in The Grafton.
- 6.3 A draft report on the 'Cambridge Cluster At 50' (SQW, 2010) produced by SQW for EEDA and local partners [including the Council] looks in detail at the economy of the City Centre. It notes that the completion of the Grand Arcade and Christ's Lane substantially increased the scale and quality of retail provision in the historic centre. The Grand Arcade opened in March 2008; with the anchor store John Lewis, opening at the end of 2007. The majority of the 52 retail units are occupied. The Grand Arcade adds approximately 42,000 square metres of retail floorspace to the City Centre, with John Lewis comprising 26,000 square metres of this total. The new John Lewis store has been particularly successful and recorded a 13% increase in turnover in 2008/09, significantly improving its ranking among John Lewis stores nationally. The study also notes that the Fitzroy/Burleigh Street area has suffered from the combined effects of the recession and the expansion of the historic centre. New shops such as Primark and a 'flagship' store for New Look in The Grafton, plus planned refurbishment of The Grafton and public realm improvements to Burleigh and Fitzroy Streets are improving the attractions of this area.
- 6.4 According to the study, Cambridge's retail ranking has improved. It has risen from 22nd place to 16th in the National Retail Index of top places to shop (GCP Quarterly Economic Review Oct-Dec 2009). The 2009 CACI Retail Footprint, which compares the consumer expenditure of city retail areas, ranked Cambridge as 16th nationally, showing consumer expenditure as £1,050m.
- 6.5 The City is also a key sub-regional location for indoor and outdoor cultural and entertainment venues, such as concert venues and theatres. Outdoor events such as the temporary ice rink, Cambridge Folk Festival, Pop in the Park and Summer in the City events are hosted on the open spaces throughout the City.
- 6.6 Tourism plays a key role in the City's economy. However, the Council has a policy of managing rather than promoting tourism. Cambridge has a lot to offer visitors, but as well as bringing economic benefits, they also contribute to existing pressures, such as increasing the level of traffic congestion.

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Core Indicators

BD4	Amount of floorspace for 'town centres uses' (m ²)					
		A1	A2	B1 (a)	D2	Total
Town Centre ⁵	Gross	7,058	372	73	0	7,503
	Net	6,327	-603	-665	0	5,059
Local Authority Area	Gross	9,261	492	6,757	213	16,723
	Net	8,006	-631	-2,646	213	4,942

6.7 Gross figures are additions to supply only and net figures take into account both additions and losses.

Development sites

6.8 The only development site identified specifically for retail purposes in the Local Plan, Bradwells Court (site 6.01) has been redeveloped as retail floorspace with residential units above. This development is known as Christ's Lane. The majority of the retail units opened in late 2007.

Local Plan Policy Monitoring

6.9 The objective in the Local Plan for this chapter is:

- to ensure that Cambridge is vibrant and thriving with a range of leisure, tourism and shopping facilities in accessible locations to meet the needs of the residents of the City and sub-region.

Use of policies

6.10 There was not a high usage of the policies in this chapter when making planning decisions with the exception of Policy 6/10 Food and Drink Outlets, which was used 69 times. Policy 6/3 Tourist Accommodation was the second highest used policy (used 14 times). Usage of both of these policies has increased significantly over previous years. Policies 6/6 Change of Use in the City Centre and 6/9 Retail Warehouses were not used within this monitoring year. This may reflect the nature and location of planning applications submitted within the 2009/10 year.

Target based policies

6.11 No policies have been identified for target based monitoring at present.

Issues to Consider

6.12 Some general comments were made about improving the clarity of policies in this chapter. The emergence of PPS4⁶ in December 2009 will have implications on a number of policies in this chapter including Policy 6/3 Tourist Accommodation; Policy 6/6 Change of Use in the City Centre, and Policy 6/7 Shopping Development

⁵ This is the City Centre, as defined on the Proposals Map

⁶ Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth sets out policies for sustainable economic growth and replaces PPG4, PPG5, PPS6 (previously dealing with retail and town centre uses) and parts of PPS7 and PPG13.

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and Change of Use in District and Local Centres. In the future, these policies will need to be revised to take PPS4 into account. In addition, there is a need for an updated evidence base and an assessment for demand for hotel accommodation under Policy 6/3. This will help to reinforce the policy. Paragraph 6.10 in the supporting text for this policy will also need amending. Supporting the revision of Policy 6/6 and 6/7, further work is required as a part of the regular retail centre survey work to define the extent of the primary shopping area of each centre, and to ascertain which Local Centres are no longer functioning as Local Centres and which Local Centres have emerged since the Local Plan was adopted.

Completed Work

6.13 No work was identified in last year's AMR for completion in this monitoring year.

Further work

6.14 Work is continuing on developing Informal Planning Policy Guidance (IPPG) for foodstore provision in North West Cambridge (see below for more detail).

Evidence Base

6.15 Cambridge City Council and South Cambridgeshire District Council commissioned consultants GVA Grimley to carry out the Cambridge Sub-Region Retail Study to inform retail planning in accordance with guidance set out in the former Planning Policy Statement 6: Planning for Town Centres (PPS6). The Study was completed in October 2008 (and amended September 2009 due to a number of technical discrepancies). It provides an evidence base for retail policies and allocations for future planning documents. It will be used as a tool for the Council to make informed choices about the nature and extent of retail growth to be accommodated in the future.

6.16 The City Council and South Cambridgeshire District Council are in the process of producing Informal Planning Policy Guidance (IPPG) in relation to foodstore provision in North West Cambridge. A Supplementary Retail Study and a Transport Study have been produced by consultants, and the evidence from these studies and additional planning and design work carried out by the Councils was used to develop an Options Report. The Options Report was subject to public consultation during September/October 2010. The responses received from the public will help to guide the production of the final IPPG, which will be used to guide planning decisions for food retail in this part of Cambridge.

6.17 PPS4 advocates an evidence base approach to leisure and other town centre uses in plan making and development management. It requires new main town centre uses such as hotels to be identified through a process of sequential assessment, and impact assessment. Although PPS4 does not directly refer to performing a needs assessment, the accompanying CLG good practice guidance gives advice on the assessment of need for hotels.

6.18 Over the last year and a half, the City has witnessed a rapid growth in the number of applications for budget hotel provision on a range of sites. The current supply and market need for additional budget provision needs to be re-assessed as part of the plan-making process. A study by Humberts Leisure was undertaken in

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conjunction with a planning application for a hotel at Eastern Gate in March 2009. As is customary with market studies, the findings were only valid for a period of six months. The current position on overall supply can be found in Appendix I.

- 6.19 The Humberts Leisure report suggested a market demand for budget provision of around 380 budget rooms to 2020. On a higher growth scenario it is estimated that the demand could be as high as 470 rooms by 2020. Current existing budget provision already looks to be well provided for within the City and immediate fringes (See Appendix I).
- 6.20 This emerging picture suggests that current and proposed provision needs further reassessment pending any changes in the national policy guidance position.

Future Considerations

- 6.21 PPS4 was published in December 2009, along with its companion guide 'Practice Guidance on Need, Impact and the Sequential Approach'. The PPS confirms that new development of main town centres should be focused in existing centres and makes it clear that local planning authorities should adopt a proactive approach to planning for town centres. The 'need' assessment remains the key input for plan making, however the PPS removes the 'need' test for determining planning applications. Applications should be determined on the basis of compliance with the sequential approach and a revised 'impact' assessment. This sequential approach applies to all town centre uses and equally to leisure cultural and tourism uses (including hotels) and retail uses.
- 6.22 The Coalition Government announced their intention to abolish RSSs in July 2010 (see Chapter 5 for more detail). Cambridge was previously identified as a Regional Centre in the RSS. The strength of Cambridge City Centre as a shopping, leisure and tourism destination will help to retain its position as a regional centre. Under the 'localism' agenda it will be up to the Council to plan positively for any future growth of the City Centre or retail in any other centres in Cambridge in consultation with the local community. The work being carried out on possible foodstores in North West Cambridge follows this approach as the public are being consulted on possible options and the views of the public will help to guide the production of the Informal Planning Policy Guidance.
- 6.23 PPS4 will need revision in relation to the framework it formerly provided for the regional assessment of the scale of retail, leisure and town centre uses in different regional centres. For now, the Government have advised that local authorities must continue to have regard to PPS4 in preparing planning documents and, where relevant, take it into account in determining planning applications for retail, leisure and other main town centre uses.
- 6.24 On November 25th 2010, South Cambridgeshire District Council considered a motion to put to parliament, requesting that a new definition be added to "planning law": that of a "dynamic local centre". Communities wishing to protect their local shopping centre could apply for it to become a dynamic local centre, via a specified process. A dynamic local centre will be deemed to have the necessary retail provision to serve their local catchment area, therefore duplicate existing retail facilities, which could include movement from a non-food use to a food use in Class A1 of the Use Classes Order 2010, will require planning permission. The Council

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resolved to support and forward this proposal to central government. If this designation were to be brought forward by government, there may be potential for some district/local centres within Cambridge to become “dynamic local centres”.

Conclusion and Actions

- 6.25 Early consideration needs to be given to commissioning an up-to-date reassessment of the supply and demand for new hotel accommodation including budget provision for the city and its fringes.
- 6.26 Additional work will also have to be carried out to ensure that the requirements of PPS4 are taken into account in the development of retail policies in the development plan. This will be pending the outcome of any further changes to PPS4 and other national guidance in conjunction with the Coalition Government’s Localism Bill.
- 6.27 No other particular issues or problems have been identified, however, consideration should be given to monitoring policies at a more detailed level to better understand policy usage.

7 – Working & Studying in Cambridge

Introduction

- 7.1 The Working & Studying chapter of the Local Plan relates to the key areas of the City's economy. The policies in this chapter allow the City to develop and be shaped in a way that will provide a sustainable and future-proofed economy.
- 7.2 The City is home to the University of Cambridge, Anglia Ruskin University and hosts a branch of The Open University. Around 29,928 students study at the two universities in Cambridge (HESA, 2010 & Anglia Ruskin University, 2010).
- 7.3 Language schools also make an important contribution to the City's economy. There are 22 accredited schools in the Cambridge area employing over 300 staff. Fees and accommodation generate around £50million per annum and spend in the local area is thought to exceed £78 million per annum (SQW, 2010).
- 7.4 In October 2010, Cambridgeshire County Council published a draft Local Economic Assessment of the area for consultation. This is the first of its kind for Cambridgeshire as the Local Economic Assessment is a new statutory duty for second tier authorities to produce. The draft assessment highlights various strengths and weaknesses of the economies of Cambridgeshire and the districts; and identifies the following key issues for Cambridge:
- a long term decline in office floorspace may lead to problems for the high-tech industry over a 5-10 year timescale;
 - high levels of public sector employment with expectations of significant numbers of redundancies in this sector over the next few years;
 - very low housing affordability and pockets of income deprivation in the north of the City.
- 7.5 The *Cambridge Cluster at 50* draft report was commissioned by EEDA to examine the recent performance of the economy of the Cambridge area; to understand the principle challenges and opportunities arising from it; and to consider its future prospects. The draft report identifies 31 issues to address and 37 possible actions to address the issues. The draft report notes that:
- Cambridge's high-tech and research communities will continue to play an important role in the Cambridge economy;
 - the City Centre will continue to capture an increasing proportion of retail spend;
 - planned public spending cuts will result in the loss of between 2% and 4% of all employee jobs in Cambridge and South Cambridgeshire;
 - that tourism plays an important role in the local economy and that the conference market is under provided for.

Core Indicators

BD1	Total amount of additional employment floorspace by type (m ²)
BD2	Total amount of employment floorspace on previously developed land by type (m ²)
BD3	Employment land available by type (ha)

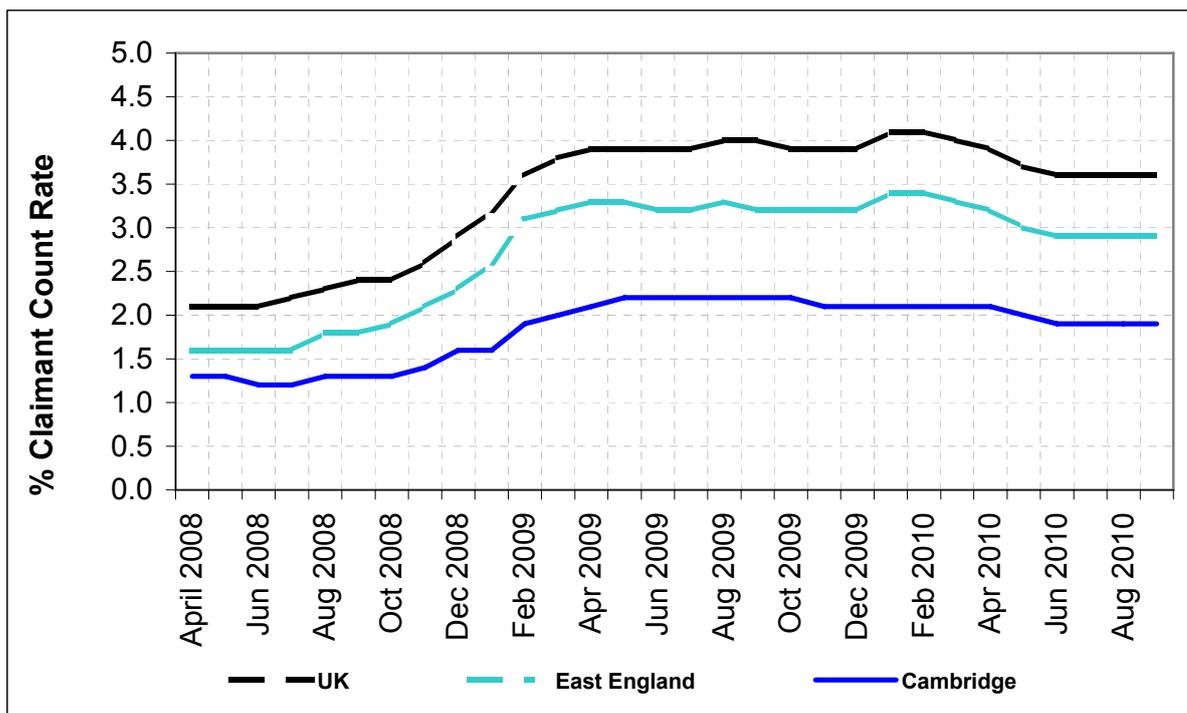
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		Unspecified B1	B1(a)	B1(b)	B1(c)	B2	B8	Total
BD1	Gross	152	6,757	11,212	0	39	152	18,312
	Net	152	-2,646	58	-278	39	-1,882	-4,497
BD2	Gross	152	6,757	6,300	0	39	152	13,400
	% on PDL ⁷	100	100	56.2	N/A	100	100	73.2
BD3	ha	0.46	19.25	45.77	2.32	1.57	1.49	70.86

Other Indicators

7.6 *Cambridge: Closing the Gap*, a report by Centre for Cities identifies Cambridge as being relatively resilient in the current downturn. It is, however, not immune from recession impacts. The continuing decline in job vacancies for the Greater Cambridge area in June to September 2010 is a good sign but, claimant rates remain significantly higher than pre-recession levels (Greater Cambridge Partnership, 2009 [online]).

Figure 6: Proportion of Residents aged 16-64 Claiming Job Seekers Allowance



(Official Labour Market Statistics cited in Nomis 2010 [online])

7.7 The Cambridge economy is traditionally strong. Links between the University, research and development and other hi-tech companies have led to the development of employment clusters where there is a transfer from academic research to commercial application. Continued encouragement of these sectors is vital to maintain the success of the City's economy. Together with education, health and public administration, these sectors constitute the most substantial industrial sectors within the City providing over half of all employment, as illustrated in Figure 7.

⁷ Previously Developed Land

7 – Working & Studying in Cambridge

Figure 7: Employee Jobs (2008)⁸

Industry Sector	Employees	% of Total
Manufacturing	3,700	4.2
Construction	1,500	1.7
Services	82,700	93.9
Distribution, Hotels & Restaurants	15,700	17.8
Transport & Communications	2,800	3.2
Finance, IT, Other Business Activities	22,400	25.5
Public Administration, Education & Health	38,300	43.5
Other Services	3,400	3.8
Tourism-Related	5,900	6.7
Total	88,100	100.0

(ONS Annual Business Enquiry Employee Analysis 2008, as cited in Nomis, 2010 [online])

- 7.8 The two Universities play a key role in the development of the City in terms of demand for further facilities and accommodation, as well as a source of land for redevelopment.

Development sites

- 7.9 Major applications have been received on several sites including the Station area (CB1) where a major new mixed use scheme has been approved and will include offices, student accommodation for Anglia Ruskin University, affordable housing and retail development along with a new public transport interchange. Microsoft has confirmed that it will occupy one of the new office blocks.
- 7.10 Other sites have been subject to planning applications, which have involved further losses of industrial land such as Cromwell Road. A planning application has been refused on design grounds for a possible hotel at Eastern Gate/New Street. This would involve the loss of potential business space. A revised application has been received for another hotel.
- 7.11 A start is anticipated shortly on the Betjeman House site. In April 2010, Marshall announced its decision not to relocate from Cambridge Airport to Wyton. In the absence of suitable alternatives for relocation, Cambridge East will not come forward in its original format.
- 7.12 An outline application was approved in March 2009 for the development of the Cambridge Biomedical Campus at Addenbrookes, which is also a strategic employment allocation. Development has commenced on the new Medical Research Council's Laboratory Of Molecular Biology building on the northern part of this site.
- 7.13 At Cambridge Northern Fringe East, there has been a major review of the viability of moving the Cambridge Sewage Treatment Works and the future of the railhead. Cambridge City Council and South Cambridgeshire District Council have agreed to review the strategy towards the area focusing on employment and rail uses rather than mixed use, incorporating housing.

⁸ Note: Figures may not sum due to rounding. Tourism consists of industries that are also part of the service industry; Employee jobs exclude self-employed, government-supported trainees and HM Forces

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- 7.14 Planning permission has been approved for the first phase of redevelopment of Anglia Ruskin University's East Road campus in line with Policy 7/8 of the Local Plan, which includes the allocated site 7.14. A masterplan for the whole of the site was approved as part of this planning application, and will form the basis for future planning applications. Phase 1, which is now underway on site, will replace the Rackham building to provide major new teaching facilities, a new Business School, drama space, a new Library, catering and other facilities. A number of other applications have also been received for temporary buildings on the campus during construction of Phase 1.
- 7.15 Planning applications and conservation area consents have been approved for the Brunswick site (7.11). These applications include the provision of student hostel accommodation in lieu of affordable housing. Development has commenced on this site. The Council has also had some pre-application discussions with various colleges regarding student accommodation needs and with speculative developers looking to bring forward student accommodation on a number of sites around Cambridge.
- 7.16 Development has also continued at the University of Cambridge's West Cambridge site (7.06). Construction of Phase 1 of the Centre for the Physics of Medicine (C/06/0123) was completed in the summer of 2008, and construction of the Institute for Manufacturing (C/07/0813) was completed in March 2009. Work on the Hauser Forum (C/07/1061) began in September 2008 and was completed in March 2010. An outline application for Phase 3 Infrastructure has been approved and applications have been received for a new Materials Science and Metallurgy Building and extensions to the Whittle Laboratory.

Local Plan Policy Monitoring

- 7.17 Key objectives in the Local Plan for this topic area are:
- to promote economic growth in sustainable and accessible locations;
 - to promote the growth of and linkages between employment clusters such as high technology/biotechnology/ICT and higher education;
 - to recognise innovation and enable Cambridge's role as a world leader in higher education, research and knowledge based industries;
 - to implement the selective management of the economy;
 - to protect the best industrial and storage areas and provide a range of new employment land;
 - to maintain and enhance the diversity of jobs available in the City.

Use of policies

- 7.18 All policies within the Working and Studying chapter have seen infrequent usage by Development Management during the year. The Selective Management of the Economy - Policy 7/2 was used on 10 occasions. Anglia Ruskin have pursued applications for the redevelopment of their East Road campus based on Policy 7/8 Anglia Ruskin East Road Campus. Policy 7/5 Faculty Development in the Central Area, University of Cambridge was used in the development of the Old Press/Mill Lane SPD and will be likely to be used in the next few years as masterplanning work commences.

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- 7.19 Policies 7/4 Promotion of Cluster Development and 7/6 West Cambridge, South of Madingley Road have not been used at all in the year to 31st March 2010. A number of applications have however been processed since then on the West Cambridge site.
- 7.20 Discussions with Development Management also indicate that many of the policies in this chapter are key at the pre-application stage.

Target based policies

- 7.21 No policies have been identified for target based monitoring at present. The RSS introduced new targets for employment growth in Cambridgeshire with 75,000 new jobs proposed to 2021 in Cambridgeshire and Peterborough. Within Cambridge and South Cambridgeshire, around 49,390 jobs are forecast of these 31,780 are anticipated in the City. The joint Employment Land Review reviewed the portfolio of sites in both Districts available to meet this target. This Study will form part of the evidence base into the new development plan, which will replace the 2006 Local Plan. When the RSS is revoked, these targets will no longer be applicable for Cambridge.

Issues to Consider

- 7.22 Future land supply guidance is currently uncertain due to the proposed abolition of the RSS and the fact that a substantial amount of employment land has been lost in the City, especially offices, and light industrial property, as noted in the Cambridge and South Cambridgeshire Employment Land Review 2008, Policy 7/1 will need updating to reflect new and completed allocations as work progresses on the development plan.
- 7.23 Some clarity was sought in the application of Policy 7/2 Selective Management of the Economy - to social firms. Officers have had some minor issues with this within the essential service definition of the policy. The Policy will also need updating in relation to the new PPS4.
- 7.24 Paragraph 9.52 of the former 2003 Structure Plan excluded language schools from the general presumption in favour of D1 educational uses in former Policy 9/7. In the absence of Policy 9/7 of the Structure Plan, the issues raised need to be reflected in any review of Policy 7/2 of the Local Plan.
- 7.25 The use of the word 'hostel' in Policies 7/7 College and University of Cambridge Staff & Student Housing; 7/9 Student Hostels for Anglia Ruskin University and 7/10 Speculative Student Hostel Accommodation; no longer adequately reflects the type of student accommodation that is provided. The wording of these policies will have to be reviewed as work on the development plan moves forward.
- 7.26 It has been identified that there is a need to ensure the demand for the accommodation is taken into account with regard to Policy 7/10. This policy may also need to be reviewed to provide guidance to other sections of the further education sector.

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- 7.27 The evidence base relating to Policy 7/11 needs reviewing and updating especially with the emergence of PPS4. The contribution that language schools make to the local economy needs to be considered.

Completed work

- 7.28 Work has been completed on a SPD for the Mill Lane/Old Press site (Policy 7/5 and Local Plan allocation 7.10). Public consultation took place between February and April 2009, and the document was adopted 12th January 2010. Further work on masterplanning is expected in the next few years.

Further work

- 7.29 Work is progressing with the University on masterplanning prior to the submission of an outline planning application for the North West Cambridge AAP site. The University produced a consultation Green Paper in June encouraging feedback on their approach. The Council and South Cambridgeshire District Council have undertaken work on the options for possible foodstore provision and a consultation was completed in October. The A14 announcement may lead to some delays in the submission of the University's outline application.
- 7.30 The new PPS4 has various implications for planning in Cambridge including:
- the production of Local Economic Assessments;
 - other evidence base requirements; and
 - reviewing current policies through the Local Development Framework to ensure they are in line with PPS4.

Evidence Base

- 7.31 The Cambridge & South Cambridgeshire Employment Land Review was published in July 2008. This identified a substantial supply of employment land either with permission or allocated in both districts at 176ha (based on 2007 data). Of this, only 34ha is available within the City following substantial losses of employment land to residential uses over the past 10 years. Some 37ha of land within both Districts face constraints to development of one sort or another. The job forecasts⁹, examined within the Review suggest requirements for between 145ha and 165ha of land being needed to accommodate all B Class uses to 2026. Allowing for exclusion of constrained land, additional sites were therefore suggested in the Employment Land Review to be evaluated as part of the development plan to make up the shortfall.
- 7.32 Within this portfolio, it is crucial to ensure new sites reflect the low carbon agenda and redress the imbalance in recent provision. Cambridge East and Northstowe, being either near the City or on the Guided Bus route, are crucial to the future low carbon land supply. The housing-led Cambridge East site may now need reviewing following Marshall's decision not to relocate. Other needs, which should also be addressed within the portfolio include providing more new land and protecting existing land for light industrial and traditional office uses.

⁹ Experian BSL, 2003 'Enhanced Growth by 2021', and Experian BSL, 2004 'Enhanced Growth by 2021'

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- 7.33 A generous supply of land exists for high technology research and development uses outside the City. Within the City, losses of employment land continue to occur. As the Council move towards the new development plan documents, a review of the Employment Land Review will be needed to consider the impact of the recession on the current delivery of sites and the impacts of any emerging forecasts as part of work to consider how regional monitoring and forecasts might now be dealt with following the proposed abolition of the RSS.
- 7.34 The development plan might need to consider the operation of Policy 7/2 Selective Management of the Economy, towards new employment in the Cambridge sub-region. The findings of the Employment Land Review would suggest that this policy has worked very well but in doing so may have dis-benefited certain other sectors of the economy such as high quality offices for business services and small-scale industrial uses.
- 7.35 The Cambridge Cluster has been one of the most remarkable in the UK over the last three decades. Some commentators, however, consider it lacks critical mass to compete in world terms and recent slowing in the rate of growth of the sector is beginning to cause concerns.
- 7.36 The development of student study bedrooms has slowed in the last monitoring year with only 101 completions being achieved in the year. 115 further units were under construction and 333 were committed by way of an outstanding planning permission. Since the end of March 2010, development has commenced on the largest new scheme to provide 251 student rooms on the Brunswick site, primarily for students at Anglia Ruskin University.
- 7.37 Revised proposals for the CB1 development were approved in October 2010 comprising 511 student bedrooms for Anglia Ruskin University within the first phase.

Future Considerations

- 7.38 As the Council move towards the new development plan, a review of the Employment Land Review will be needed to consider the impact of the recession on the current delivery of sites, the impact of any change in the Cambridge East proposal and the impacts of any emerging forecasts following the Government's proposed intention to abolish the RSS.
- 7.39 The Government has indicated that the Regional Development Agencies (RDAs) will be abolished; some of the functions of the RDA for the East of England (EEDA) may be passed onto Local Enterprise Partnerships (LEPs); central Government and local authorities. It is unclear at this stage exactly which functions might pass to which organisations, and it is likely to depend on the nature of the LEP in each area. Cambridge is a participant in a successful LEP bid centered on Cambridge and Peterborough. Work on what functions the Greater Cambridge and Greater Peterborough LEP will undertake is ongoing. Further details concerning LEPs are set out in Chapter 5 of the AMR.

7 – Working & Studying in Cambridge

Conclusion and Actions

- 7.40 There is the need to review policies 7/1 and 7/2 in light of the delays some larger sites in the sub-region have experienced. The review will ensure a strategy which better matches homes and jobs can be achieved.
- 7.41 Consideration of the need for student accommodation is necessary to ensure that speculative development does not lead to an oversupply. Any revisions to Policy 7/10 (Speculative Student Accommodation) should look to consider the inclusion of a needs clause to address this.
- 7.42 The saved policies in the Working & Studying chapter remain sound and effective for assessing development proposals in Cambridge. The policies were not used frequently in the monitoring year 2009/10, this is because many are site- specific, or linked to specific types of development. Furthermore, many of the policies in this chapter are key at the pre-application stage.

8 – Connecting & Servicing Cambridge

Introduction

- 8.1 This section encompasses a number of topic areas including: transport; telecommunications; energy resources; water; sewerage; drainage infrastructure and waste. These issues are key in making development in the City more sustainable.

Core Indicators

- 8.2 The table below shows the amount of renewable energy generation by installed capacity and type. Installed capacity includes renewable energy developments/installations granted planning permission and completed renewable energy developments/installations.

E3	Renewable energy generation	
	Permission by type (MW) 2009/10	Installed capacity (MW) 2009/10
Wind	0.001	0
Biomass	0	0
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0	0.18
Hydro	0	0

- 8.3 The indicator concerning the amount of completed non-residential development within the A, B and D use classes complying with car parking standards set out in the LDF was removed from the list of Core National Indicators and has not been monitored as such. However, as car parking standards are set as a maximum (in line with national guidance) and Cambridge has limited and costly development space, it seems likely that the majority of applications meet this standard.

- 8.4 The table below shows the amount of new residential development within 30 minutes public transport time of key services.

Key Service	% of population who are within 30 minutes public transport time of Key services
GP Surgery	100%
Hospital with A & E	99.5%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	100%
% within 30 minutes for all 6 key services	99.5%
% within 30 minutes for 5 key services	100%

- 8.5 These results are perhaps unsurprising in such a compact City as Cambridge with good public transport links. Only a very small proportion of the dwellings completed this year are situated more than 30 minutes from Addenbrooke's Hospital by public transport.

8 – Connecting & Servicing Cambridge

Development sites

8.6 There are no specific development sites associated with this topic area.

Local Plan Policy Monitoring

8.7 Objectives in the Local Plan are:

- to minimise the distances people need to travel, particularly by car;
- to maximise accessibility for everyone, particularly to jobs and essential services;
- to minimise adverse effects of transport on people and the environment;
- to ensure adequate provision of sustainable forms of infrastructure to support the demands of the City;
- to promote a safe and healthy environment, minimising the impacts of development upon the environment.

Use of policies

8.8 Three policies were identified by Development Management as being key policies: Policy 8/2 Transport Impact (155 uses), Policy 8/6 Cycle Parking (141 uses) and Policy 8/10 Off Street Parking (112 uses). Development Management have identified policies in this chapter as being especially important in pre-application discussions.

Target based policies

8.9 Policy 8/16 Renewable Energy in New Developments dictates that major development proposals will be required to provide at least 10% of the development's total predicted energy requirements on site from renewable energy sources. The policy was used 22 times over the past year in determining planning applications. There is evidence that provision of 10% renewables in line with policy is being secured through conditions to planning permissions. However, there needs to be further provision and recording of information in relation to implementation of schemes and recording of supplementary information to make better use of progress towards wider corporate objectives.

8.10 Given the issues surrounding the monitoring of Policy 8/16, Cambridgeshire County Council have submitted a bid to the Climate Skills Fund to help deliver the effective monitoring and enforcement of renewable energy planning policy requirements in the construction of new developments. This could include a database of all planning applications permitted across Cambridgeshire over the last 3 years that include a Merton rule style planning condition as well as research to find out the extent to which 10% renewable energy requirements are actually being implemented and targets met.

Issues to Consider

8.11 The Cycle Parking Standards set out in Appendix D of the Local Plan require updating to accord with the Cycle Parking Guide for New Residential Developments (adopted February 2010).

8 – Connecting & Servicing Cambridge

- 8.12 Development Management officers require more tools and training to deal with Policy 8/16 – Energy Resources and Policy 8/17 Renewable Energy.

Completed Work

- 8.13 The Council's 'Cycle Parking Guide for New Residential Developments' was adopted in 2010 as a material consideration.

Further work

- 8.14 The County Council have started to review and update the Area Corridor Transport Plans, which give guidance on mitigating measures necessary as part of new developments. The work should be completed in 2011 and will comprise a number of stand-alone documents, referred to as supplementary guidance, which would carry the same weight as an SPD.
- 8.15 The County Council have started the process of developing the 3rd Local Transport Plan (LTP3) for Cambridgeshire, covering the period from April 2011. The Local Transport Plan sets out how the County Council will spend Government capital funding allocated to Cambridgeshire for transport, and how this helps to meet local and national targets. The LTP3 will be adopted by no later than March 2011.
- 8.16 The County Council is in the process of producing a Residential Travel Plan Guidance document, with the intention of having it endorsed by the Districts and the City Council in 2011. The Residential Travel Plan Guidance document will set out requirements for residential travel plans and will specify when such plans are required in support of planning applications in Cambridgeshire. This will be referred to as supplementary guidance, but would carry the same weight as an SPD.
- 8.17 With regards to climate change, the national policy framework has evolved rapidly since the adoption of the Local Plan in 2006. This new policy framework identifies a much greater role for the planning system in responding to climate change, for example allowing local planning authorities to set specific standards for the environmental performance of new developments such as the Code for Sustainable Homes and BREEAM. The Council has been successful in setting UK leading policy in relation to the Code for Sustainable Homes as part of the North West Cambridge AAP, and is in the process of developing the necessary evidence base to develop a Code for Sustainable Homes policy for all major development in Cambridge (see paragraph 8.19).

Evidence Base

- 8.18 The Road User Charging/Demand Study Transport Innovation Fund (TIF) bid was first submitted to the Government in October 2007. However, the previous Government withdrew the funding for TIF in February 2010, and replaced it with the 'Urban Challenge Fund' in March 2010. The Urban Challenge Fund was not carried forward by the Coalition Government, and instead, a Local Sustainable Transport Fund worth £560m was announced in November 2010. The evidence base and transport studies carried out for TIF are still available on the County Council's website.

8 – Connecting & Servicing Cambridge

- 8.19 The Decarbonising Cambridge study was approved for publication in September 2010. This study forms part of the evidence base to inform future planning policies in relation to climate change and the provision of decentralised renewable and low carbon technologies on new development sites. The study also considers the sustainable design and construction standards that could be required of new development in the City, notably through the use of the Code for Sustainable Homes and BREEAM.
- 8.20 Sitting alongside the Decarbonising Cambridge study will be other pieces of work that are either currently underway or that will need to be commissioned. These studies include work commissioned by Cambridgeshire Horizons to consider the role that public buildings have to play in acting as exemplars of sustainable development. The Decarbonising Cambridge study will also inform the Cambridgeshire Horizons-led “Cambridgeshire Renewable Energy Infrastructure Framework”, which will take a more in-depth look at specific renewable and low carbon projects.
- 8.21 With regards to water, sewerage and drainage infrastructure, Cambridgeshire Horizons commissioned consultants to produce a Phase 2 Water Cycle Strategy (WCS). Officers from the Council were on the steering group for this study, along with representatives of adjoining local authorities and other relevant stakeholders. The Phase 2 WCS is a more detailed study following the Phase 1, which was produced in October 2008. It provides a more detailed evidence base to support sustainable water management for the major growth sites in and around Cambridge. The study should be finalised by the end of 2010, and it will then be taken to Committee for endorsement as part of the Cambridge’s development plan evidence base in 2011.

Future Considerations

- 8.22 In 2010, Cambridge City, South Cambridgeshire District and Cambridgeshire County Councils’ Joint Transport Forum (JTF) has held a number of stakeholder workshops to identify solutions for Cambridge and the sub-region’s transport problems. These workshops have taken place with a view to identifying and providing firm schemes and their supporting studies that can be implemented as part of both the LTP3 process, and through other transport initiatives. The identified studies will provide an evidence base with specific data collected for the City and wider sub-region. The work undertaken by the JTF is known as the Cambridge Area Transport Strategy (CATS).
- 8.23 The proposed A14 Ellington to Fen Ditton upgrade scheme was cancelled by the Department for Transport on 20th October 2010 after the Coalition Government’s Comprehensive Spending Review found that the scheme was “simply unaffordable”. Money has however been made available to research more cost-effective ways of tackling the problems suffered on the A14 corridor. There is now an opportunity for the private sector to play a part in developing schemes to tackle the existing problems. The Council has long recognised the need for improvements in the performance of the A14, and supports the view that there are more sustainable and cost-effective alternatives to the previously proposed Ellington to Fen Ditton scheme.

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Conclusion and Actions

- 8.24 Monitoring processes need to be developed in this topic area to better meet the Core Indicators. For example, Policy 8/16 Renewable Energy in New Developments needs further provision and recording of information in relation to implementation of schemes and recording of supplementary information to make better use of progress towards wider corporate objectives.

9 – Areas of Major Change

Introduction

- 9.1 A number of urban extensions have been allocated around Cambridge and sites such as the Station Area have been earmarked for redevelopment. These areas will be the focus of substantial development over the next 10 – 20 years. As well as providing residential accommodation, the development of these communities will need to provide a mix of uses appropriate to their scale to ensure the most sustainable development possible.
- 9.2 The vision for the urban extensions is to provide high quality, sustainable design, housing people can afford, thriving local neighbourhoods with good local facilities, green open spaces and the priority of travel by non-car modes.
- 9.3 There are six Areas of Major Change:
- Cambridge East
 - Southern Fringe
 - Northern Fringe East
 - Madingley Road/Huntingdon Road
 - Huntingdon Road/Histon Road
 - Station Area
- 9.4 The previous 12 months has seen considerable progress on the planning phase of a number of the urban extension sites, with Section 106 agreements signed and outline consents at Clay Farm and the Station Area. In the Southern Fringe, Glebe Farm has full planning consent. The outline application at the main NIAB site has been approved and work is ongoing to agree the Section 106 obligations. The next 12 months should see development commence at a number of these sites.
- 9.5 Outline consent was granted in October 2009 for the Addenbrooke's biomedical campus extension following the signing of the Section 106 agreement. The approved development will double the size of the hospital. The Council anticipates that the first reserved matters applications for the site will be submitted in 2011. The Addenbrooke's Access Road, linking the hospital to Hauxton Road, has been completed and opened in October 2010.

Core Indicators

- 9.6 There are no core indicators associated with this topic area. Local indicators have been developed for some of the Areas of Major Change, as outlined in Appendices D and E. Monitoring of these indicators has not commenced, as development has not started.

Development Sites

- 9.7 Details of the progress of urban extensions and redevelopment sites over the 2009/10 year are set out overleaf.

9 – Areas of Major Change

Southern Fringe

Figure 8: Southern Fringe

Site	Description	Progress
Addenbrooke's Hospital	Clinical/biomedical uses/research and development	06/0796/OUT approved Oct 2008, S106 signed 15 October 2009.
Clay Farm	Up to 2,300 dwellings	07/0620/OUT and 07/0621/OUT approved May 2008, Section 106 signed August 2010.
Trumpington Meadows (Monsanto)	Approximately 1,200 dwellings (split between Cambridge and South Cambridgeshire District Council)	06/0706/OUT and 08/0048OUT approved Feb 2008, S106 signed 9 October 2009.
Bell School	347 dwellings and 100 Student rooms	06/0795/OUT approved June 2008, S106 is due to be signed in November 2010.
Glebe Farm	Up to 286 dwellings	09/1140/FUL approved, S106 signed August 2010.

- 9.8 The applications at Clay and Glebe Farm were the subject of a public inquiry held in October 2009. The Secretary of State dismissed the appeals by Countryside Properties on viability grounds, ruling that the Council's adopted policy of 40% affordable housing must be provided on the two sites.
- 9.9 Countryside Properties (the developer of both Clay and Glebe Farm) has continued its discussions with the Council during and after the appeals for over 2,500 homes. In August 2010, the Section 106 agreements were signed on the outline application for Clay Farm and the full application for Glebe Farm. In August 2010, full permission was granted for the Clay Farm spine road.

North West Cambridge

- 9.10 *Land between Huntingdon Road & Histon Road (NIAB)* – the outline application for 1,593 homes was approved by the Joint Development Control Committee (JDCC) in July 2010, subject to the signing of a Section 106 agreement.
- 9.11 *NIAB Frontage* – 153 dwellings. The reserved matters application was approved by the JDCC in May 2008. Construction on the frontage site commenced in 2010 and the initial phase of 42 homes is nearing completion, with some of the dwellings now occupied.
- 9.12 Detailed masterplanning work for the outline application on the North West Cambridge site is progressing. The University of Cambridge anticipates that the outline application will be submitted in early 2011, with the site accommodating

9 – Areas of Major Change

approximately 1,085 key worker and 830 market dwellings, 2,000 student units and considerable employment opportunities in research and academic floor space.

Station Area

- 9.13 The major redevelopment of Cambridge's station area, reported to be worth £850 million, has received outline approval. Details of the application include a new public square, a new transport interchange, new cycle parking and 1,250 student units as well as 331 residential units (including 40% affordable housing).
- 9.14 The Section 106 agreement for the outline application on the Station Area was signed in April 2010. In June 2010, a first reserved matters application for Phase 1A of the development was refused by the Council's Planning Committee and then subsequently withdrawn by the applicant. Discussions on the initial phases of the development are progressing.

Local Plan Policy Monitoring

9.15 Objectives from the Local Plan are:

- to provide a framework for the delivery of major development in and around Cambridge;
- to establish an overall vision for each of the Areas of Major Change and set out principles to guide the preparation of further guidance for these areas.

Use of policies

9.16 All seven of the policies in this chapter have been used in deciding applications for the urban extensions. As part of the work on Areas of Major Change, the Cambridge East and North West Cambridge AAPs have been developed and adopted, superseding Policies 9/4 East Cambridge and 9/7 Land between Madingley Road and Huntingdon Road. Not all policies however, have been developed into AAPs. In the case of the Southern Fringe and Station Area, Area Development Frameworks support the policies for these areas. These frameworks are material considerations.

Target based policies

9.17 No policies have been identified for target based monitoring at present.

Issues to Consider

9.18 No particular problems have been identified with policies in this chapter.

Completed Work

9.19 No additional work has been completed during the monitoring year.

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Further work

- 9.20 Partnership working is at the heart of overseeing the growth agenda for the Cambridge sub-region. Cambridgeshire Horizons was set up in 2004 as a non-profit making company by the Cambridgeshire local authorities to drive forward the development of new communities and infrastructure, in accordance with the approved Structure Plan. Various joint working arrangements have been established in order to ensure delivery of each urban extension to Cambridge and bring various stakeholders together including Cambridgeshire County Council, South Cambridgeshire District Council, Cambridgeshire Horizons, the Primary Care Trust (subject to changes within the NHS), the Environment Agency and the Highways Agency.
- 9.21 In 2007, the Joint Strategic Growth Implementation Committee (JSGIC) was established by Cambridgeshire Horizons and provides a strategic mechanism for exploring issues to ensure that the growth agenda is driven forward in an integrated, coherent and consistent manner.
- 9.22 The Cambridgeshire Quality Panel was established in March 2010, with the intention of assessing all elements of proposed major development sites against the four core principles of the Cambridge Quality Charter for Growth: community, climate, connectivity and character. After an assessment of the site The Cambridgeshire Quality Panel will provide advice to developers/clients, their design teams and local authorities, with the aim of improving the quality of the proposed developments. Sites in Cambridge going through the reserved matters phase of development will be assessed by this panel.
- 9.23 The JDCC was established in 2007 in order to ensure a holistic approach to the planning and delivery of the urban extensions. This committee includes Councillors from Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council.
- 9.24 The Section 29 (S29) Committee was established as a joint planning policy committee on 1st July 2009. It consists of elected members from Cambridge City Council, Cambridgeshire County Council and South Cambridgeshire District Council. The S29 Committee met for the first time on 28th September 2009 to agree the LDS, which included the preparation of an AAP for the Northern Fringe East. The LDS was submitted to the Government Office for the East of England for approval in December 2009.
- 9.25 A Joint Transport Forum has been established to help ensure a coordinated approach on transport matters across the Cambridge area (including South Cambridgeshire) covering areas such as growth, the S29 Committee and the TIF study/bid.
- 9.26 Cambridge's Northern Fringe East is currently allocated for mixed residential and employment development through Policy 9/6 Northern Fringe of the Cambridge Local Plan 2006 with an indicative housing capacity of 2,300 dwellings.
- 9.27 Given the complex issues associated with the proposed development of Northern Fringe East, a study was commissioned to examine the deliverability and viability of residential led and employment led development options for the area. Based on the

9 – Areas of Major Change

study's findings it was agreed by the Council's Development Plan Steering Group on 13th May 2008 that an employment led approach be followed at the Northern Fringe East, which would retain the Waste Water Treatment Works on-site. Through the S29 committee, the Council and South Cambridgeshire District Council have agreed to prepare an AAP for the area. The AAP will set out a vision and planning framework to ensure the future co-ordination of development. Proposals include a mixed use employment-led approach and the development of a new railway station and public transport gateway to Cambridge.

- 9.28 The North West Cambridge AAP, which covers land between Madingley Road and Huntingdon Road, was been approved by the Secretary of State and adopted by the Council on the 22nd October 2009. The AAP provides for approximately 3,000 dwellings for the site, 1,550 of which will be in the City's boundaries. A further 2,000 student units are to be provided.

Evidence Base

- 9.29 There is no specific evidence base work being carried out as part of this topic area apart from the transport studies mentioned in the Connecting and Servicing Cambridge chapter, however, ongoing work is being carried out to contribute to the development plan documents being developed.

Future Issues

- 9.30 The City Council and South Cambridgeshire District Council have allocated the Cambridge East site for mixed-use development which will include up to 12,000 new homes. However, in April 2010, Marshall announced that it would not be moving the existing business operation to Wyton or Waterbeach, having previously ruled out Mildenhall as a suitable site. Marshall has suggested that no suitable alternatives to locate the existing business exist. The Councils are considering the implications of the announcement and what the next steps will be. At present, the prospect of Cambridge East coming forward as an urban extension in the near future is in doubt.
- 9.31 As part of the Council's commitment to engage with residents, supporting the localism agenda, two Community Forums have been recently set up. The purpose of the forums is to involve members of the public and other key stakeholders in the planning and delivery of the major growth sites. Both forums will provide an opportunity for residents to discuss the developments with officers and developers and input into the growth of the City.
- 9.32 The North West Forum covers the NIAB sites, University of Cambridge site and Orchard Park. Discussion items to date have included transport in this part of the City and the North West Retail consultation. Further events are planned for 2011, focussing on topics such as flooding and drainage.
- 9.33 The sites on the Southern Fringe are entering the construction stages, and to respond to this a forum has been established to cover the developments at Trumpington Meadows, Clay Farm, Glebe Farm, Bell School and Addenbrooke's. An initial forum event will be held in early March 2011.

9 – Areas of Major Change

Conclusion and Actions

- 9.34 A considerable amount of work has been carried out and is continuing in order to ensure that the Areas of Major Change are as sustainable as possible in providing successful new communities in Cambridge.
- 9.35 Following the Secretary of State's decision to dismiss the appeals made by the developers of Clay and Glebe Farm on affordable housing and viability, work between developers and officers has continued and the Section 106 agreement on the outline application for Clay Farm and the full application for Glebe Farm was signed in August 2010.
- 9.36 The main NIAB site received approval from the JDCC in July and currently negotiations are ongoing to agree and sign the Section 106 agreement.
- 9.37 Dwellings have been completed and are occupied on the NIAB frontage site. Construction of homes at Trumpington Meadows is anticipated to commence in early 2011. Despite the economic downturn, 2010 has seen a significant amount of activity on the growth sites and schemes are coming forward rapidly, it is expected that the first homes will be completed and occupied on a number of the urban extension sites (Trumpington Meadows, Clay and Glebe Farm) in 2011. The Addenbrooke's Access Road opened in October 2010 and work on the redevelopment of the Station Area is also likely to commence in 2011.

10 - Implementation

Introduction

- 10.1 This chapter sets out how the proposals and policies of the Local Plan will be implemented in order to fulfil the objectives of the Plan. It highlights how these proposals and policies will enable development to occur in a way which will benefit residents, businesses, students and tourists, thus supporting the City's role in the sub-region.
- 10.2 The Local Plan sets out a vision for the continued growth and development of Cambridge until 2016, by creating the opportunities and framework for development to take place. Delivery of the vision relies on partnership working and consultation between the Council and a variety of other stakeholders including other local authorities, agencies, landowners, developers and residents

Core Indicators

- 10.3 There are no directly relevant Core Indicators linked to this topic area.

Development Sites

- 10.4 There are no allocated development sites specifically associated with this chapter.

Local Plan Policy Monitoring

- 10.5 The objectives of this chapter are:
- to enable new development to take place in Cambridge in a managed and sustainable way;
 - to ensure that appropriate infrastructure is provided in a timely fashion to support new development.

Target based policies

- 10.6 There are no specific target based policies associated with this topic.

Use of policies

- 10.7 Policy usage research (see Appendix B for full listing) found that Policy 10/1 Infrastructure Improvements was used 73 times in deciding planning applications. Development Management officers have, through discussions, noted that it is key throughout the progress of a development proposal from pre-applications to permission.

Issues to Consider

- 10.8 No problems or issues have been identified with policies in this chapter of the Local Plan.

Completed Work

- 10.9 The Planning Obligations Strategy SPD was adopted by the Council in March 2010.

10 - Implementation

Further Work

10.10 Although the new Planning Obligations Strategy SPD has now been adopted, the education section of this SPD dates from 2004, as the City Council is still discussing the level of education contributions with the County Council. The new education section, once complete and adopted, will form an annex to the Planning Obligations Strategy SPD.

Evidence Base

10.11 PPS12 sets out the importance of planning for infrastructure from the outset and as part of developing sound development plan documents, local planning authorities are now required to develop a robust evidence base that identifies the necessary social, physical and green infrastructure to ensure sustainable communities are delivered.

10.12 In order to establish a comprehensive understanding of existing and future infrastructure requirements, the Council and South Cambridgeshire District Council have appointed consultants to undertake an infrastructure study for the two districts, which will form a part of the evidence base for each authority's Local Development Framework. The main aims of the study are:

- to establish the existing capacity of infrastructure provision in Cambridge and South Cambridgeshire;
- to identify what infrastructure will be required in order to serve proposed growth in Cambridge and South Cambridgeshire to 2027;
- to inform the Council's development plan documents, South Cambridgeshire's Core Strategy and Planning Obligations Strategy, and the variable tariff/Community Infrastructure Levy work;
- to maximise the planning obligation benefits of development for the new and existing communities.

Work has commenced on the infrastructure study, with an expected completion date of Spring/Summer 2011. This work will inform the production of the Council's charging schedule for the Community Infrastructure Levy.

Future Issues

10.13 On 6th April 2010, the Community Infrastructure Regulations 2010 came into force. The regulations allow local authorities to raise funds from developers undertaking new building projects in their area. The monies collected can be used to fund a wide range of infrastructure required as a result of development, including transport schemes, flood defences, schools and hospitals. The levy process is set up on a local basis with a charging schedule consulted on with local communities and developers and agreed by an external examiner. This provides developers with greater certainty of costs and will hopefully allow development to take place more swiftly. However, it should be noted that a local authority cannot adopt a charging schedule unless they have an adopted core strategy in place.

10.14 In addition to setting out the parameters for use of the Community Infrastructure Levy and a reduction in the range of use of Section 106 agreements in the future,

10 - Implementation

the regulations impacted upon the current use of legal agreements under Section 106 of the Town and Country Planning Act 1990 (as amended). Superseding the five tests set out in Circular 05/2005 on planning obligations, Regulation 122 (2) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

10.15 All applications determined after 6th April 2010 must clearly demonstrate that any planning obligation meets the three statutory tests outlined above. Where an application has been approved by Committee or under delegated powers subject to the satisfactory completion of a Section 106 agreement, Development Management officers are responsible for checking that the planning obligations clearly meet the three tests.

10.16 The Coalition Government has recently set out its intentions to reform the Community Infrastructure Levy. The Government wishes to ensure that neighbourhoods receive a proportion of the monies collected to spend on smaller local projects. Further information is expected to come forward under the forthcoming Localism Bill.

Conclusion and Actions

10.17 It will be important to keep up to date with developments in Government guidance and new legislation especially in relation to the forthcoming Localism Bill and on matters such as the Community Infrastructure Levy and Circular 05/05.

11 – Development Monitoring Framework

Introduction

- 11.1 The role and importance of monitoring has long been recognised by the Council as a vital part of the plan-making and review process. It enables feedback on the performance of policies and the physical effects they have on the City. However, the existing systems will only go part way towards meeting the guidance issued by CLG and in supporting the planning system.
- 11.2 Monitoring will be crucial to the successful delivery of the development plan, enabling the development of a comprehensive evidence base, which will in turn inform the preparation of policy documents. Monitoring will also provide a feedback loop mechanism, giving information about policy performance and highlighting policies that need to be replaced/amended.
- 11.3 Monitoring is a key feature of the planning system and as such is central to the plan-making process. This chapter reviews progress that has been made and also looks at improvements that need to be made in the future.

Strategic Development and Monitoring Framework

- 11.4 The aim of this section is to outline how the Council will develop its monitoring systems to better meet requirements such as indicators identified in central Government guidance and future indicators identified through the evolution of development plans. The Council recognises that a considerable amount of work and resources will be required to develop systems that will be necessary to meet these requirements and support LDF development and implementation.
- 11.5 The Government's LDF Monitoring Guidance¹⁰ proposes the use of three types of indicators:
- Contextual Indicators – these describe the wider social, environmental and economic background against which development plan policies operate (See Appendix A).
 - Output Indicators – these will be used to assess the performance of policies in the development plan. The guidance sets out a number of Core National Output Indicators, which reflect key basic topics and a number of national policy initiatives (see Appendix G). In addition to these, local authorities should develop Core Local Output Indicators, which should reflect particular local issues that are not covered by the national indicators again in relation to policies in the development plan.
 - Significant Effects Indicators – these should be linked to the Sustainability Appraisal objectives and indicators and relevant issues highlighted as part of the Sustainability Appraisal of local development plan documents. By monitoring these in relation to implementation of the development plan policies, it will be possible to compare the predicted effects with the actual outcomes experienced due to policy implementation.

¹⁰ Local Development Framework Monitoring: A Good Practice Guide: ODPM (March 2005)

11 – Development Monitoring Framework

- 11.6 A Spatial Portrait (Chapter 2 - Cambridge Today) and a number of contextual indicators have been included in this AMR and reflect the wider social, environmental and economic background of the local area. These indicators have been selected to reflect key characteristics of the local area across a wider range of topics to enable trends to be observed over time. In future years, these indicators may be added to if other key issues become apparent.

Core Indicators

- 11.7 Progress has been made on training and procedures to report on Indicator H6 Housing Quality – Building For Life Assessments (BfL). This will be used at both application determination stage and at the stage of substantial completion of development. This year is the first year that BfL assessments have been carried out. Assessments were performed on developments of 10+ units completed in the 09/10 monitoring year. Next year it is hoped that the monitoring process will be expanded to also include assessments of developments at the application determination stage.
- 11.8 Core indicator H2d associated with the Housing Trajectory may have to be revised next year due to the revocation of the RSS in July 2010. The 2011 AMR may, therefore, not include a progress report on how housing in Cambridge is meeting RSS targets. New housing targets will be drawn up over the course of the year and the necessary changes will be highlighted in the 2010/11 AMR.
- 11.9 It continues to be important to deliver information in an efficient, effective and consistent way. It is recognised that along with many other public organisations the Council holds a large amount of information covering a wide range of subjects. Minimising duplication of work across the Council and between public sector organisations is important for the efficient use of scarce resources. In addition joint work will be vital concerning information on developments that bridge authority boundaries.
- 11.10 Work is ongoing in trying to coordinate the Councils approach towards the application of land-use based indicators and measures that are used across the Council in a wide range of reports. These include the Medium Term Objectives, Housing Investment Programme, Sustainable Community Strategy and Environment Strategy. The aim is to, where possible, align indicators and definitions to reduce the time consuming reworking of figures for indicators of a similar nature that do not add value. These considerations need to be carried through to indicators developed in the future as part of the development plan process to ensure consistency and to promote efficient use of resources.
- 11.11 Working with other partners, particularly the County Council, will be key in ensuring efficiency, effective working and consistency. The City and County Councils work together to provide land-use monitoring data for their respective needs. The need to ensure that datasets are agreed and reconciled is of increasing importance and careful consideration needs to be given to the appropriateness of measures and definitions of datasets.

11 – Development Monitoring Framework

Integrating Monitoring with DPD Preparation

- 11.12 The Good Practice Guide developed by CLG¹¹ recommends that local authorities apply the objectives-policies-targets-indicators approach in order to facilitate implementation, monitoring and review of the development plan.
- 11.13 Targets must be realistic and achievable within the specified timeframe. In developing targets, CLG recommend that authorities adopt the ‘SMART’ approach of Specific, Measurable, Achievable, Realistic and Time-bound targets wherever possible.
- 11.14 It is at the pre-production stage that the Council will begin to prepare the evidence base that will underpin each component of the development plan. The evidence base will consist of existing social, environmental and economic conditions within the City and draw upon existing and new survey data. The survey data utilised will be dependent on the type of document being prepared, but could include surveys of land availability, development densities, need studies, and other environmental factors such as contamination and flood risk.
- 11.15 The evidence base is then used to identify issues and options for future development and leads on to the creation of spatial objectives and a vision for the future development of the City. Feedback from a public consultation and findings from the first stage of a sustainability appraisal will allow for the continued development of the evidence base.
- 11.16 Sustainability appraisal targets will be linked to the objectives and related indicators developed as part of the sustainability appraisal of development plan documents. These targets will provide a benchmark against which the significant effects of policy implementation can be measured.
- 11.17 The evidence base will also be used at the informal preferred options stage, in order to set out and appraise the spatial vision, spatial strategy and draft policies. It is at this stage that the proposed monitoring strategy will be developed. Indicators identified at the policy formulation stage will be used in future AMRs to show whether policies are being implemented and what the effects the policies are having – whether expected or unexpected.
- 11.18 Responses to the preferred options consultation, along with the full sustainability appraisal, will continue to inform all aspects of the development plan. It will also enable the development of clear links between spatial objectives, policy targets and proposed output, significant effects and contextual indicators.
- 11.19 Policy targets linked to output indicators will provide a benchmark for measuring policy implementation. These targets must reflect real world developments that can be directly influenced by the development plan, for example housing completions and provision of open space.
- 11.20 The final stage in integrating the monitoring and review process with the development of Development Plan Documents arises as a result of the

¹¹ Local Development Framework Monitoring: A Good Practice Guide: ODPM (March 2005)

11 – Development Monitoring Framework

examination and publication of the Inspector's Report. The examination looks at the soundness of the document, and this includes an assessment of the evidence base and the appropriateness of the monitoring framework. Modifications may need to be made to the proposed monitoring strategy in light of the Inspector's Report; this may include changes to the output, significant effects and contextual indicators. Once agreed, the monitoring strategy; policy targets; output and contextual indicators; sustainability appraisal targets and significant effects indicators will need to be reported in the AMR.

Linkages with other Authorities

- 11.21 The Council continues to work with South Cambridgeshire District Council when dealing with policy development for urban extensions that span the boundary between the two districts. The two Councils produce separate AMRs which deal with their own Districts.
- 11.22 In addition to the need to monitor individual districts, it will be important to monitor developments that span the administrative boundary. To this end, core indicators have been developed for the joint AAPs for Cambridge East and North West Cambridge, drawing together the monitoring of the developments across both districts. This will allow for the monitoring of housing completions against the policy requirements for the development as a whole. A number of specific local indicators have also been developed to enable the monitoring of policies that set specific requirements for development, for example, housing density and access to public transport (see Appendices D and E).
- 11.23 Policy development for other cross-boundary developments such as the Northern Fringe East AAP also requires partnership working with South Cambridgeshire District Council in a similar way. This work will come forward in line with the Council's LDS.

Conclusion and Actions

- 11.24 Government guidance notes that monitoring the development plan should be a continuation and development of existing good practice and that authorities should build upon their existing monitoring systems.
- 11.25 As work progresses on the development plan, it will be necessary to develop new indicators to monitor the effectiveness of planning policies and report results in subsequent AMRs. As policies are developed, consideration will need to be given as to how they will be monitored and reported in terms of appropriate targets and indicators and whether these are based on information that the Council already has access to or whether new sources need to be identified.
- 11.26 Significant Effects Indicators will also be developed as part of the development plan process, linked to Sustainability Appraisals. As development plan documents come forward, Significant Effects Indicators will be developed, with similar consideration given to the monitoring of policies and subsequent reporting in the AMR.

11 – Development Monitoring Framework

- 11.27 If the RSS is revoked (see Chapter 5 for further information), housing targets will need reviewing over the course of next year and any necessary changes will be highlighted in next year's AMR.
- 11.28 The Council is working in partnership with the neighbouring authority of South Cambridgeshire District Council on a number of urban extensions. Work has been and will continue to be carried out to identify and monitor appropriate indicators in both districts.

12 – Local Development Scheme

Introduction

12.1 As required by the Planning and Compulsory Purchase Act 2004, the Council has prepared a Local Development Scheme (LDS), which sets out a planning work programme over a three-year period to December 2011. The Government Office for the East of England agreed the LDS in December 2008.

12.2 This chapter therefore reviews progress against the December 2008 LDS.

Progress on Key Milestones

12.3 The tables below show progress against the key milestones for each of the remaining Development Plan Documents and Supplementary Planning Documents listed in the 2008 LDS. A number of Development Plan Documents and Supplementary Planning Documents have been adopted and are listed below.

Development Plan Documents

12.4 The following Development Plan Documents have been adopted:

- Cambridge East AAP – February 2008
- North West Cambridge AAP – October 2009

12.5 The Council also adopted a Statement of Community Involvement in September 2007.

Core Strategy

12.6 The Core Strategy will set out the long-term spatial vision for Cambridge and the strategic policies and proposals to deliver that vision. It will contain a set of primary policies for delivering the core strategy.

Figure 9: Core Strategy Timetable

	Plan Preparation	Submission	Examination	Adoption
LDS Timetable	May 2006 – December 2009	January 2010 – Mid February 2010	July 2010	October – December 2010
Position to Date	Issues & Options Consultation June 2007	Currently on hold. Timetable to be reviewed following the draft Localism Bill.	Currently on hold. Timetable to be reviewed following the draft Localism Bill.	Currently on hold. Timetable to be reviewed following the draft Localism Bill.

Site Specific Allocations and Development Control Policies DPDs

12.7 The Site Specific Allocations document will identify site allocations for specific or mixed uses, including provision for Travellers. The document will also identify any specific requirements for individual proposals.

12.8 The Development Control Policies document will set out a suite of topic-related policies against which planning applications will be considered. The policies will

12 – Local Development Scheme

ensure that development accords with the spatial vision, objectives and policies set out in the core strategy.

Figure 10: Site Specific Allocations and Development Control Policies DPDs Timetable

	Plan Preparation	Submission	Examination	Adoption
LDS Timetable (December 2008)	April 2008 – October 2010	Late January 2011	May 2011	September/October 2011
Current Position	Currently on hold. Timetable to be reviewed following the draft Localism Bill.	Currently on hold. Timetable to be reviewed following the draft Localism Bill.	Currently on hold. Timetable to be reviewed following the draft Localism Bill.	Currently on hold. Timetable to be reviewed following the draft Localism Bill.

- 12.9 The Coalition Government intends to publish a draft Localism Bill this year to reform the planning system (amongst many other measures). The new Bill could come into force from November 2011. The Bill is expected to move away from the system of Local Development Frameworks and towards a new Local Plan format, which focuses more on building up plans from below and less about meeting targets for development imposed from above.
- 12.10 Clearly, the Council will now be able to set their own targets for development, and to defend these targets, the Council will continue to need robust and credible evidence including evidence of public participation and support. Arbitrary targets and policies are unlikely to be given much weight by planning inspectors when tested at appeal and examined in public before their adoption.
- 12.11 Given the timetable for the Localism Bill, it would not make sense to press on with the Core Strategy, Development Control, and Site Specific Allocations plans at this time. This will help avoid abortive work and expense. Work on putting together a credible evidence base will continue, as this will be needed to support the plans prepared under the new system.
- 12.12 Work on relevant evidence base includes the Strategic Housing Land Availability Assessment (SHLAA), Joint Infrastructure Study for Cambridge and South Cambridgeshire, Open Space and Recreation Assessment and Strategy.

Supplementary Planning Documents

12.13 The following SPDs have been adopted:

- Sustainable Design and Construction SPD – June 2007
- Affordable Housing SPD – January 2008
- Old Press/Mill Lane Site SPD – January 2010
- Public Art SPD – January 2010
- Planning Obligations Strategy SPD – March 2010.

12 – Local Development Scheme

Historic Environment SPD

12.14 The purpose of the Historic Environment SPD is to provide policy context for conservation area appraisals, so giving them status and force within the development plan and in support of development management and appeals. The SPD will provide the basis for programming the review of conservation area boundaries and the preparation of appraisals.

Figure 11: Historic Environment SPD Timetable

	Public Consultation on draft SPD	Adoption
LDS Timetable	September – October 2009	January 2010
Current Position	Spring 2011	Mid 2011

12.15 The Planning Obligations Strategy SPD was adopted in March 2010. This currently includes the education section from the 2004 Planning Obligations Strategy until it is superseded by a revised section. Further work on a revised education section is planned and this will include an additional round of public consultation prior to adoption.

12.16 The Council has also made a start on preparing a visioning document for Eastern Gate, which will feed into the development of an SPD. Consultation on the visioning document took place over an 8-week period, between July and September 2010. The Council is also preparing a Skyline Strategy SPD.

Northern Fringe East AAP

12.17 The AAP for Northern Fringe East will set out a vision and planning framework to ensure the future co-ordination of development at Cambridge's Northern Fringe East. Proposals include a mixed-use employment-led development, a new railway station and public transport gateway to Cambridge.

Figure 12: Northern Fringe East AAP Timetable

	Plan Preparation	Submission	Examination	Adoption
LDS Timetable	September 2009 – January 2011	February 2011 – March 2011	January 2021	July 2012
Current Position	Currently on hold.	Currently on hold.	Currently on hold.	Currently on hold.

12.18 The S29 Committee agreed the Local Development Scheme for 2010–2013 on 28th September 2009. This included a timetable for the preparation of a joint AAP for land at the Northern Fringe East.

12.19 Progress on the AAP has been delayed due to competing work priorities, the uncertainty over funding for Chesterton Station and the potential changes to the plan making system that the coalition intend to introduce through the Localism Bill (See paragraphs 1.10 and 5.35 for more detail).

12 – Local Development Scheme

Saving Local Plan Policies

12.20 The Local Plan was formally adopted at a meeting of Full Council on 20 July 2006, following a period of review, which began in 2001. The Planning and Compulsory Purchase Act 2004 states that policies within Local Plans will be automatically 'saved' for a period of three years from the date of their adoption. Under the terms of the Act, the policies in the Cambridge Local Plan 2006 were due to expire on 20th July 2009. As shown in Figures 9 & 10, production of the Core Strategy, Site Specific Allocations and Development Control Policies documents, would not have been completed by this date, and as such the Council sought the Secretary of State's agreement to issue a direction to save policies from the Local Plan beyond this date.

12.21 In accordance with the requirements of the Act, the Council submitted a list of all policies within the Local Plan to the Government Office for the East of England six months before 20 July 2009. This list defined policies to be saved and policies to be deleted. The Secretary of State issued a formal direction on 2nd July 2009 saving the majority of policies in the Local Plan. Eight policies were deleted from the plan, and these expired on 20th July 2009. The policies that have been deleted are:

- Policy 3/5 – Mixed Use Development;
- Policy 4/5 – Protection of Sites of National Nature Conservation Importance;
- Policy 4/7 – Species Protection;
- Policy 4/16 – Development and Flooding;
- Policy 5/6 – Meeting Housing Needs from Employment Development;
- Policy 6/5 – Shopping Development in the City Centre;
- Policy 9/4 – East Cambridge Policy 10/2 – Monitoring and Review.

12.22 The North West Cambridge AAP was adopted in October 2009. As a result, the following Local Plan Policy and allocations were superseded:

- Policy 9/7 – Land between Madingley Road and Huntingdon Road
- Proposal Site 9.07 – Madingley Road/Huntingdon Road
- Proposal Site 9.11 – 19 Acre Field and land at Gravel Hill Farm

Conclusion and Actions

12.23 There are no conclusions or actions to be taken at this time.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Population Characteristics					
Population	Total Population	119,100	Count	Mid -2009	Research Group Cambridgeshire County Council mid-2009 Population Estimate
	Annual Change	1,400	Count	2008-2009	
	Average Change Since 2001	1,150	Count	2001-2008	
Students	Cambridge University	22,820	Count	2008/09	HESA
	Anglia Ruskin University	7,108	Count	2008/9	Anglia Ruskin University
Ethnicity	White	89.4	%	2001	Census
	Mixed	2.0	%		
	Asian or Asian British	3.8	%		
	Black or Black British	1.3	%		
	Chinese	2.1	%		
	Other Ethnic Group	1.4	%		
	Total	108,861	Count		
Household Characteristics					
	Total Households	42,658	Count	2001	Census
	Average Household Size	2.55	Count		
	Single Adult Households Non Pensioner	21.7	%		
	Single Adult Households Pensioner	14.1	%		
	Couple Households No Children	16.9	%		
	Couple Households With Dependant Children	16.4	%		
	Lone Parents With Dependant Children	4.8	%		
	Other Households	26.1	%		

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Dwelling Stock	Local Authority	7,364	Count	1 st April 2010	Housing Strategy Statistical Appendix (HSSA) 2009/10
	Social Rented Register Social Landlords (RSL) & Other Public Sector	3,902	Count		
	Private Sector Non RSL	35,852	Count		
	Total Dwellings,	48,905	Count	1 st April 2010	HSSA 2009/10 & Council Tax
Tenure	Private Sector Rented	8,774	Count	2001	Census
	Local Authority Rented	7,571	Count		
	Housing Association/RSL Rented	2,516	Count		
	Owner Occupied	22,802	Count		
	Others	991	Count		
	Number of Affordable Dwellings	11,266	Count	31 st March -2010	HSSA 2009/10 (RSL+LA+Other Public sector)
Average House Price	Terraced	302,332	Price £	Jan 2010 – June 2010	Hometrack sales & Valuation
	Semi Detached	331,153	Price £		
	Flat/Maisonette	206,747	Price £		
	Detached	520,721	Price £		
Homelessness	Number of Homeless Households in Priority Need	141	Count	2009/10	HSSA 2009/10
	Rough Sleepers	1	Count	1 st April 2009/10	Street Count Results
Gypsy & Travellers Housing	Estimated Number of Gypsy/Traveller Households in District	55	Count Households	2006	CSR Travellers Needs Assessment -May 2006

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Number of Licensed Permanent Sites Within Local Authority	5	Licences	2009	Environment & Planning CCC Private sites. Not specific for travellers/gypsies.
	Number of Transit Sites	0	Count	2009	Need identified in Local Plan for a transit site. ODPM calculation of need: 15 pitches.
	Number of Permanent Licensed Pitches in District	46	Licences	2010	Environment & Planning CCC Both private sites. Not specific for travellers/gypsies.
	Average Number of Unauthorised Caravans	0	Count	2009/10	CLG Jan 2010 and July 2009 Counts
	Households Living in Local Authority Housing	37	Count	2006	ODPM (Now CLG) Count/CSR Travellers Needs Assessment -May 2006

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Building For Life					
Ratings	Rated as Very Good	2		2009/10	2009/10 BfL Assessment – Cambridge City Council
	Rated as Good	4			
	Rated as Average	0			
	Rated as Poor	1			
Sites Assessed	56-58 Ditton Walk 1 High St, Cherry Hinton 2 Clare Road 178 Mill Road Land at George Nuttall Close Talbot House, Fisher Lane Downing College Athletic Ground				
Economic Characteristics					
	Economic Activity Rate – Aged 16-64 yrs	76.2	%	Jan-Dec 2009	Annual Population Survey/NOMIS
	Unemployed	1,869	Count	April - 2010	Claimant Count/NOMIS
	Unemployed Rate	2.1	%		
Business Start Ups/Closures	Number of active VAT and/or PAYE Based Enterprises	4,650	Count	2008	Business Demography/ONS
	Net Change 2004-2008	310	Count		
Business Premises Availability Rates	B1a/b Availability	19	%	2nd Quarter 2010	Bidwells Data Book
	Laboratories Availability	17	%		
	B1c, B2, B8 Availability	8	%	2nd Quarter 2010	Bidwells Data Book (covering 10 mile radius)

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Earnings	Gross Household Income Median	30,000	Count £	2009	CACI Ltd./Research Group Cambridgeshire County Council
Deprivation	Local Authority Average Score	13.87	Rank	2007	IMD ODPM
	Local Authority Rank Of Average Score	236	Rank		
	SOAs in 40% Most Deprived in England	11	Count		
Crime Rates	Crime Rate Per 1,000 Population	118.1	Count per 1,000 population	2009	CACI /Research Group Cambridgeshire County Council
Commuting Characteristics					
	Total Workforce Population	78,667	Count	2001	Census
	Employed Residents 2001	49,221	Count		
	Live and Work in Cambridge 2001	35,360	Count		
	Percent Living & Working in Cambridge	71.8	%		
	Percent Living & Working in Cambridge 1991	79.0	%	1991	
	Live in South Cambs and work in Cambridge 2001	20,727	Count	2001	
	Live in East Cambs and work in Cambridge 2001	6,227	Count		
	Live in Hunts and work in Cambridge 2001	4,248	Count		
	Live in Suffolk and work in Cambridge 2001	4,067	Count		

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Live rest of UK and work in Cambridge	8,048	Count	2001	Census
Mode of Travel to work	Work From Home	5.4	%		
	Public Transport	9.5	%		
	Car	57.4	%		
	Cycle/Motorcycle/Walk	27.3	%		
	Other	0.5	%		
Environmental Characteristics					
Annual Average Concentration Nitrogen Dioxide (NO ₂)	Regent St (exceedences hourly average)	40 (0)	ug/m ³	1 st April 2009 to 31 st March -2010	CCC & Netcen
	Montague Road (exceedences hourly average)	33(-0)			
	Gonville Place (exceedences hourly average)	43 (0)			
	Parker St (exceedences hourly average)	52 (0)			
	Newmarket Road (exceedences hourly average)	32 (0)			
Annual Average Fine Particles (PM ₁₀)	Montague Road (exceedences daily average)	22 (5)			
	Gonville Place (exceedences daily average)	21 (2)			
	Parker St (exceedences daily average)	25 (0)			
Annual Average Fine Particles (PM ₂₅)	Newmarket Rd	13			

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Open Space	Area of Public Open Space per 1,000 Population	2.2	ha	2004	Open Space & Recreation Strategy 2006
	Area of Semi-Natural Green Spaces Accessible to The Public	37.6	%		
	Area of Local Nature Reserve per 1,000 Population	0.36	ha	2009	Recalculated from information from Sustainability Appraisal Scoping Report March 2007.

Appendix B – Policy Usage

Policy	Title	Uses recorded
Designing Cambridge		
3/1	Sustainable Development	363
3/2	Setting of the City	10
3/3	Safeguarding Environmental Character	2
3/4	Responding to Context	887
3/5	Mixed Use Development (Deleted July 2009)	1
3/6	Ensuring Coordinated Development	14
3/7	Creating Successful Places	357
3/8	Open Space and Recreation Provision through New Development	75
3/9	Watercourses and Other bodies of Water	2
3/10	Sub-division of Existing Plots	35
3/11	The Design of External Spaces	152
3/12	The Design of New Buildings	514
3/13	Tall Buildings and the Sky Line	6
3/14	Extending Buildings	555
3/15	Shopfronts and Signage	68
Conserving Cambridge		
4/1	Green Belt	19
4/2	Protection of Open Space	22
4/3	Safeguarding Features of Amenity or Nature Conservation Value	3
4/4	Trees	104
4/5	Protection of Sites of National Nature Conservation Importance (Deleted July 2009)	0
4/6	Protection of Sites of Local Nature Conservation Importance	9
4/7	Species Protection (Deleted July 2009)	5
4/8	Local Biodiversity Action Plans	1
4/9	Scheduled Ancient Monuments/Archaeological Areas	20
4/10	Listed Buildings	184
4/11	Conservation Areas	341
4/12	Buildings of Local Interest	17
4/13	Pollution and Amenity	276
4/14	Air Quality Management Areas	13
4/15	Lighting	24
4/16	Development and Flooding (Deleted July 2009)	17
Living in Cambridge		
5/1	Housing Provision	73
5/2	Conversion of Large Properties	12
5/3	Housing Lost to Other Uses	3
5/4	Loss of Housing	9
5/5	Meeting Housing Needs	5
5/6	Meeting Housing Needs from Employment Development (Deleted July 2009)	0
5/7	Supported Housing/Housing in Multiple Occupation	3
5/8	Travellers	0

Appendix B – Policy Usage

Policy	Title	Uses recorded
5/9	Housing for People with Disabilities	9
5/10	Dwelling Mix	11
5/11	Protection of Existing Facilities	7
5/12	New Community Facilities	16
5/13	Community Facilities in the Areas of Major Change	2
5/14	Provision of Community Facilities through New Development	62
5/15	Addenbrooke's	0
Enjoying Cambridge		
6/1	Protection of Leisure Facilities	4
6/2	New Leisure Facilities	2
6/3	Tourist Accommodation	14
6/4	Visitor Attractions	1
6/5	Shopping Development in the City Centre (Deleted July 2009)	1
6/6	Change of Use in the City Centre	0
6/7	Shopping Development and Change of Use in District and Local Centres	10
6/8	Convenience Shopping	3
6/9	Retail Warehouses	0
6/10	Food and Drink Outlets	69
Working and Studying in Cambridge		
7/1	Employment Provision	2
7/2	Selective Management of the Economy	10
7/3	Protection of Industrial and Storage Space	5
7/4	Promotion of Cluster Development	0
7/5	Faculty Development in the Central Area, University of Cambridge	1
7/6	West Cambridge, South of Madingley Road	0
7/7	College and University of Cambridge Staff and Student Housing	2
7/8	Anglia Ruskin University East Road Campus	2
7/9	Student Hostels for Anglia Ruskin University	2
7/10	Speculative Student Hostel Accommodation	1
7/11	Language Schools	5
Connecting and Servicing Cambridge		
8/1	Spatial Location of Development	4
8/2	Transport Impact	155
8/3	Mitigating Measures	29
8/4	Walking and Cycling Accessibility	33
8/5	Pedestrian and Cycle Network	1
8/6	Cycle Parking	141
8/7	Public Transport Accessibility	1
8/8	Land for Public Transport	2
8/9	Commercial Vehicles and Servicing	13
8/10	Off-Street Car Parking	112
8/11	New Roads	3
8/12	Cambridge Airport	0

Appendix B – Policy Usage

Policy	Title	Uses recorded
8/13	Cambridge Airport Public Safety Zone	2
8/14	Telecommunications Development	2
8/15	Mullards Radio Astronomy Observatory, Lord's Bridge	0
8/16	Renewable Energy in Major New Developments	22
8/17	Renewable Energy	1
8/18	Water, Sewerage and Drainage Infrastructure	12
Areas of Major Change		
9/1	Further Policy/Guidance for the Development of Areas of Major Change	4
9/2	Phasing of Areas of Major Change	2
9/3	Development in the Urban Extensions	3
9/4	East Cambridge (Deleted July 2009)	1
9/5	Southern Fringe	3
9/6	Northern Fringe	2
9/7	Land between Madingley Road and Huntingdon Road (Deleted October 2009)	0
9/8	Land between Huntingdon Road and Histon Road	3
9/9	Station Area	1
Implementation		
10/1	Infrastructure Improvements	73
10/2	Monitoring and Review (Deleted July 2009)	0

Appendix C – Housing Trajectory

What is a Housing Trajectory?

Appendix C contains three documents: the *Five Year Land Supply*, the *Housing Trajectory*, and *Previous years completions and predicted totals* table. All documents cover the Cambridge City Council Local Authority Area. The documents estimate housing completions and developments over a predetermined time period. The Housing Trajectory covers the time period from 2010/11 to 2025/26.

Method

The Five Year Land Supply and Housing Trajectory takes into account all planning applications for 10 dwellings and above and also housing allocations set out in the Council's Local Plan such as Cambridge East and the North West Cambridge.

The information is gathered by the following means:

- questionnaires to developers, landowners and agents, which includes a survey and a 'best estimate' table of completions.
- talking to the Council's Development Management and Building Control teams to identify progress on sites and completions.
- referencing applications against the County Council's completions data.
- talking to the City Council's Major Growth Team concerning major sites.
- in cases where no information was returned, estimates were made though information obtained from the Development Management and Major Growth teams.

In some cases, a site may indicate no development across the whole of the trajectory period. This denotes that the site is no longer available for development, but is still allocated for housing in the Local Plan.

Definitions

- Availability – Identifies the site as being available for development and indicates that there are no legal or ownership problems or that there is current planning permission granted.
- Suitability – Indicates that the site is a suitable location for development and would contribute to the creation of sustainable communities. This includes assessing any policy restrictions, physical limitations and potential impacts and environmental conditions that could be experienced by prospective residents
- Achievability – Indicates that the housing will be delivered on site within 5 years
- Market and Affordable housing – In some cases a site has been split in-two with the initials **M**, **A** or **KW** after the site name. This indicates whether the figures are referring market, affordable or key worker housing provision.

Small Print

The Five Year Land Supply and Housing Trajectory are based on replies from developers, agents and planning professionals. This information is, however, influenced by market conditions and economic circumstances and therefore may change over time.

The Coalition Government recently announced the Localism Bill. The Bill proposes to devolve more powers to councils and neighbourhoods as well as giving communities

Appendix C – Housing Trajectory

control over housing and planning decisions. It is not yet known how this may effect housing trajectory figures, but if the bill is passed it will be prudent to note that changes to housing projections may occur.

The Future of the Housing Trajectory

Next year's housing trajectory will take into account information gleaned from the Strategic Housing Land Availability Assessment (SHLAA) which is due to be completed in 2011. In future the Five Year Land Supply and Housing Trajectory will coincide with the update of SHLAA data.

On 6th July 2010, the Secretary of State announced the intention to revoke the RSSs. This would mean that all Local Authority housing targets set out within the RSS were no longer applicable. Councils have previously used RSS targets to inform trajectories. If these targets no longer exist, revised housing targets developed by local authorities may emerge over the course of the coming years.

Five year land Supply

Allocation Number	Application Number	Site Name and Address	Size (ha)		Target number of dwellings on site*	10/11 Reporting Year	11/12 year 1	12/13 year 2	13/14 year 3	14/15 year 4	15/16 year 5	Total 5 year supply (11/12-15/16)	Availability	Suitability	Achievability	Comments	
Urban Extensions - with or without planning permission																	
9.01		Cambridge East Land North Of Cherry Hinton	8.38	M	189	0	0	0	0	0	60	60	√	√	√	Marshall has advised that Airport relocation is not anticipated in the period to 2031. Early or potentially separate phases of development North of Newmarket Road (in South Cambs) and North of Cherry Hinton (in both districts) can take place. Marshall indicate this is being explored but unlikely before 2016. Other landowners north of Cherry Hinton say development can take place in the City from 2015/2016.	
				A	126	0	0	0	0	40	40						
				Total	315	0	0	0	0	100	100						
9.01		Cambridge East - Land at Coldhams Lane	1.30	M	55	0	0	0	10	20	15	45	√	√	√	Further to the above, landowners of a small area north of Coldhams Lane (in the City) say development can start from 2013/14	
				A	36	0	0	0	0	10	16	26					
				Total	91	0	0	0	10	30	31	71					
9.06	07/0620 and 07/0621	Clay Farm/Showground	29.30	M	1302	30	72	120	120	150	180	642	√	√	√	Best case scenario figures	
				A	908	20	48	80	80	100	120	428					
				Total	2210	50	120	200	200	250	300	1070					
9.12	06/0795	Bell School Site	7.61	M	209	0	0	66	66	77	0	209	√	√	√	Possible constraints: Agreement of Section 106	
				A	138	0	0	44	44	50	0	138					
				Total	347	0	0	110	110	127	0	347					
9.08	06/0706	Trumpington Meadows	15.50	M	360	0	54	60	117	84	0	315	√	√	√	Possible constraints: Approval of reserved matters, submissions for country park and residential element and Section 278 agreement for north junction works	
				A	240	0	36	40	78	56	0	210					
				Total	600	0	90	100	195	140	0	525					
9.13	08/0361 and 08/0363	Glebe Farm	9.79		286	0	57	88	76	65	0	286	√	√	√	Estimates have been supplied by the Cambridge City Council Major Developments Team	
9.07		NW - Cambridge University	67.86	M	830	0	5	25	55	110	180	375	√	√	√	Possible constraints: Agreement of masterplan approval, obtaining timely planning permission, timely discharge of conditions, S106 requirements. Housing trajectory figures may change depending on decisions made by the Highways Agency in light of the withdrawal of the A14 expansion plan.	
				KW	1085	0	0	190	195	105	145	635					
				Total	1915	0	5	215	250	215	325	1010					
9.03		NIAB Main	52.87	M	955	0	0	108	144	144	144	540	√	√	√	Housing trajectory figures may change depending on decisions made by the Highways Agency in light of the withdrawal of the A14 expansion plan.	
				A	638	0	0	72	96	96	96	360					
				Total	1593	0	0	180	240	240	240	900					
9.03		NIAB Frontage (M)		M	141	24	32	32	19	0	0	83	√	√	√	Construction Underway, construction on a small part of the site will be delayed due to a long lease occupier.	
				A	46	12	18	16	0	0	0	34					
				Total	187	36	50	48	19	0	0	117					
Total Urban Extensions					7544	86	322	941	1100	1067	996	4426					

* some may already have been completed in previous years

Five year land Supply

Allocation Number	Application Number	Site Name and Address	Size (ha)	Target number of dwellings on site*	10/11 Reporting Year	11/12 year 1	12/13 year 2	13/14 year 3	14/15 year 4	15/16 year 5	Total 5 year supply (11/12-15/16)	Availability	Suitability	Achievability	Comments			
Other Local Plan Allocations without planning permission																		
5.02	CA/00108/03	The Paddocks Trading Estate, Cherry Hinton Road	2.80	M	74	0	0	0	0	0	0	0				Land not available until 2016		
				A	49	0	0	0	0	0	0	0	0	0				
				Total	123	0	0	0	0	0	0	0	0	0	0		X	√
5.04		379 - 381 Milton Road	2.41		83	0	0	0	0	0	0	0	X	√	X	No plans to develop as of yet		
5.05		Cambridge City Football Ground, Milton Road	1.71		96	0	0	0	0	0	0	0	√	√	X	Possible constraints: Access restrictions and reprovision of existing open space		
5.06		British telecom, Long Road	1.67		76	0	0	0	0	0	26	26	X	√	√	Possible constraints: Satisfactory relocation of existing use		
5.07		Willowcroft, Histon Road	1.47		67	0	0	0	0	0	17	17	X	√	√	Possible constraints: Satisfactory relocation of existing use		
5.08		Territorial Army, Cherry Hinton Road	1.26		0	0	0	0	0	0	0	0	X	√	X	This is a military site and therefore is not available for the foreseeable future		
5.09		Travis Perkins, Devonshire Road	1.23		50	0	0	25	25	0	0	50	√	√	√	Possible constraints: Affordable housing provision and Section 106 agreement		
5.10		The Nuffield Hospital, Trumpington Road	1.19		0	0	0	0	0	0	0	0	X	√	X	Not available for development		
5.11	CA/00116/03	Caravan Park, Fen Road	0.95		27	0	0	0	0	0	10	10	X	√	√	No planning permission received as of yet		
5.12		Police Station, Parkside (remainder of site)	0.50		131	0	0	0	0	31	50	81	√	√	√	Possible constraints: Agreement of planning permission and Section 106 agreement and satisfactory relocation of existing use.		
5.14	CA/00025/00	Ridgeons, Cavendish Road	0.80		28	0	0	0	0	0	0	0	√	√	X	Possible constraints: Obtaining adequate planning permission		
5.15	CA/00118/03	Henry Giles House, Chesterton Road	0.77		48	0	0	0	0	10	10	20	√	√	√	Possible Constraints: Satisfactory relocation of existing tenant		
5.17		295 Histon Road	0.71		32	0	0	0	0	0	12	12	√	√	√	Possible constraints: Obtaining adequate planning permission		
7.01		9-15 Harvest Way			105	0	0	20	40	45	0	105	√	√	√	Possible constraints: Obtaining adequate planning permission		
7.03		Coldhams Lane/Newmarket Road	0.95		15	0	0	0	0	0	15	15	√	√	√	Possible constraints: Obtaining adequate planning permission		
7.04		Mitchams Corner Site (remainder of site)	0.71		0	0	0	0	0	0	0	0	√	√	X	Possible constraints: Obtaining adequate planning permission		
7.06		West Cambridge Site, Madingley Road	66.90		0	0	0	0	0	0	0	0	X	√	X	No intention to develop further residential units		
7.07		Leckhampton House Grounds	2.94		0	0	0	0	0	0	0	0	X	√	X	Likely to be pursued for alternative use therefore not available for residential development		
7.09		Grange Farm off Wilberforce Road	1.21		35	0	0	0	0	0	35	35	√	√	√	No development plans as yet, this is an estimated possible scenario		
7.11	09/0179	Brunswick Site	1.57		168	0	84	84	0	0	0	168	√	√	√	Groundwork commencing		
7.12	COA/00002/04	Magnet Warehouse, Mill Road	1.10		50	0	0	0	0	0	20	20	√	√	√	Possible Constraints: Resolution of development options		
9.04		Cambridge Northern Fringe	52.64		0	0	0	0	0	0	0	0	X	√	X	The City Council is pursuing employment led development options for this site		
9.14		64 - 66 Peverel Road	1.40		0	0	0	0	0	0	0	0	X	√	X	This land is currently allotment space, there is no intention of building on this site in the near future due to the current demand for allotments.		
9.15	08/0266	Station Area	7.30	M	199	0	0	90	54	55	0	199				Possible constraints: Agreement of reserved matters and detailed planning permission.		
				A	132	0	0	60	36	36	0	132						
				Total	331	0	0	150	90	91	0	331	√	√	√			
7.10	COA/00004/04	Land Around 16 Mill Lane	0.80	M	90	0	0	0	0	30	30	60				Possible Constraints: Agreement of masterplan and Section 106 requirements, obtaining planning permission. Relocation of existing tenants and land assembly.		
				A	60	0	0	0	0	20	20	40						
				Total	150	0	0	0	0	50	50	100	√	√	√			
Total Allocations					1615	0	84	279	155	227	245	990						

* some may already have been completed in previous years

Five year land Supply

Allocation Number	Application Number	Site Name and Address	Size (ha)	Target number of dwellings on site*	10/11 Reporting Year	11/12 year 1	12/13 year 2	13/14 year 3	14/15 year 4	15/16 year 5	Total 5 year supply (11/12-15/16)	Availability	Suitability	Achievability	Comments	
Large sites with planning permission (50 dwellings and over)																
	09/0179, 04/0745	Cambridge Regional College, Young Street	0.4		0	0	0	0	0	0	0	X	√	X	Land likely to be developed by Anglia Ruskin University for D1 use	
	07/0328	Milton Infant and Junior School, Milton Road	0.4		0	0	0	0	0	0	0	X	√	X	Land likely to be developed as 'Extra Care' units	
	03/1370	Red House, Station Road	0.2		0	0	0	0	0	0	0	X	√	X	Hotel Scheme currently being pursued	
	06/0794	Netherhall School, Queen Ediths Way			0	0	0	0	0	0	0	X	√	X	Land to be developed into Gunhiid school due to the need for additional educational facilities	
	08/0165	Downing College, Athletic Ground, Long Road	1.5		100	50	50	0	0	0	0	√	√	√	Under construction	
	06/0540	Firestation, Parkside	0.4	M	60	0	0	30	30	0	0	60	√	√	√	Possible constraints: Satisfactory relocation of existing use
A				39	0	0	39	0	0	0	39					
Total				99	0	0	69	30	0	0	99					
	08/0505	Junction of Cherry Hinton Road and Hills Road	0.9	M	93	0	0	50	43	0	0	93	√	√	√	Possible constraints: Approval of minor amendments
A				40	0	0	40	0	0	0	40					
Total				133	0	0	90	43	0	0	133					
	08/0500	British Telecom, Cromwell Road	1.2		140	0	0	20	30	30	30	√	√	√	Possible constraints: Obtaining adequate planning permission	
	07/1223	Cambridge Water Company, Rustat Road	1.2	M	100	0	20	40	40	0	0	100	√	√	√	Possible constraints: Agreement of discharge of conditions for outline and reserved matters applications
A				43	0	43	0	0	0	0	43					
Total				143	0	63	40	40	0	0	143					
	06/0552	Betjemen House, Hills Road	0.7		156	0	56	50	50	0	0	156	√	√	√	Groundwork commencing
	06/1257	George Nutall Close	2		182	33	31	0	0	0	0	31	√	√	√	
	02/0999, 06/0524 and 06/0527	Government Offices, Brookland Avenue	6.35		378	30	0	0	0	0	0	0	√	√	√	Under construction
	06/0584	CUP site, Clarendon Road	3		408	70	70	70	70	38	0	248	√	√	√	Under construction
	07/1093	Homerton College, Hills Road			85	0	0	25	30	30	0	85	√	√	√	Owners have just received final sign off on planning consent, so are unable to make useful comment on the possible development of the site current figures are an initial estimation
Total Large Sites					1824	183	270	364	293	98	30	1055				

* some may already have been completed in previous years

Five year land Supply

Allocation Number	Application Number	Site Name and Address	Size (ha)	Target number of dwellings on site*	10/11 Reporting Year	11/12 year 1	12/13 year 2	13/14 year 3	14/15 year 4	15/16 year 5	Total 5 year supply (11/12-15/16)	Availability	Suitability	Achievability	Comments	
Small sites with planning permission (10 - 49 dwellings)																
5.18	03/406 and 03/1241	Sandy Lane	0.6	23	0	10	13	0	0	0	23	√	√	√		
	05/1329	Sorrento Hotel, Cherry Hinton Road	0.2	16	0	2	14	0	0	0	16	√	√	√	Under construction	
op	05/1368, 09/1058	78-80 Fulbourn Road	0.3	14	14	0	0	0	0	0	0	√	√	√	Under construction	
op	06/0982	394 - 398 Mill Road	0.1	14	0	0	0	0	14	0	14	√	√	√		
	07/0502	Cambridge Lodge Hotel, 139 Huntingdon Road	0.2	0	0	0	0	0	0	0	0	X	√	X	Site anticipated to be used for student accommodation	
	04/0440	87 East Road	0.04	10	0	0	0	10	0	0	10	√	√	√		
op	02/1320	17 Rosemary Lane	1	38	0	0	0	19	19	0	38	√	√	√		
	08/0111	Land at Elmfield Close	0.7	40	40	0	0	0	0	0	0	√	√	√	Under construction	
	06/0063	Neath Farm Business Park, Church End	0.9	40	0	20	20	0	0	0	40	√	√	√		
	06/0669	Niab Offices, Huntingdon Road	0.6	0	0	0	0	0	0	0	0	X	√	X	Site will be developed for office use	
	00/0257	Stable Industrial Estate	0.3	19	3	0	0	0	0	0	0	√	√	√	Under construction	
	05/1093	Foster Mill, Station Road	0.3	19	0	0	19	0	0	0	19	√	√	√		
	08/0982	35 Parkside	0.1	12	12	0	0	0	0	0	0	√	√	√	Under construction	
	07/0025	56 and 58 Ditton Walk	0.2	10	10	0	0	0	0	0	0	√	√	√	Under construction	
	07/1314	Former Rope Works New Street	0.03	9	0	0	0	0	0	0	0	√	√	√	Build completed	
	99/0314	Former Rope Works New Street	0.3	23	0	0	0	0	0	0	0	√	√	√	Build completed	
	08/0084	1 High Street, Cherry Hinton	0.01	10	1	0	0	0	0	0	0	√	√	√	Under construction	
	05/0967	2 Clare Road	0.1	10	10	0	0	0	0	0	0	√	√	√	Under construction	
	06/1286	21 - 32 and R/O 19 Milton Road	0.1	12	12	0	0	0	0	0	0	√	√	√		
	06/0372	178 Mill Road	0.1	14	0	0	0	0	0	0	0	√	√	√	Build completed	
	03/0808	24 Thompsons Lane	0.04	0	0	0	0	0	0	0	0	X	√	X	Site put forward for hotel use	
	08/0406	Talbot House, Fishers Lane	0.2	20	0	0	0	0	0	0	0	√	√	√	Build completed	
	08/0016	Land to the rear of 99-105 Shelford Rd		14	0	7	7	0	0	0	14	√	√	√		
	09/0484	Simons House, Rackham House		40	40	0	0	0	0	0	0	√	√	√		
	09/0967	13 Chesterton Rd		13	0	13	0	0	0	0	13	√	√	√		
	09/0292	Land Adjacent to 7 Severn Place		11	11	0	0	0	0	0	0	√	√	√	Under construction	
	09/0819	Land Adjacent to 5 Wellington Court, Cambridge		14	14	0	0	0	0	0	0	√	√	√		
	09/0931	The Old Maltings, Prospect Row		11	11	0	0	0	0	0	0	√	√	√		
	09/0181	Brunswick House	0.19	37	0	0	37	0	0	0	37	√	√	√	Groundwork commencing	
Total Small Sites					493	178	52	110	29	33	0	224				
Overall Total					11476	447	728	1694	1577	1425	1271	6695				

* some may already have been completed in previous years

Previous years completions and predicted totals

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11 Reporting Year	Year 1 11/12	Year 2 12/13	Year 3 13/14	Year 4 14/15	Year 5 15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total 11/12 to 25/26	
Core Output Indicators																											
Total Completions - Indicators H2 (a & b)	159	287	505	601	731	629	521	586	288																	4307	
Cumulative Completions	159	446	951	1552	2283	2912	3433	4019	4307																		
Projected Completions - Indicator H2c										447	728	1694	1577	1425	1271	1281	1089	832	425	60	0	0	0	0	0	0	10382
Cumulative Future Completions										447	1175	2869	4446	5871	7142	8423	9512	10344	10769	10829	10829	10829	10829	10829	10829	10829	
Cumulative Actual & Future Completions (H2 a&b + H2c)	159	446	951	1552	2283	2912	3433	4019	4307	4754	5482	7176	8753	10178	11449	12730	13819	14651	15076	15136	15136	15136	15136	15136	15136	15136	
Regional Spatial Strategy																											
RSS Residual Year on Year from April 2011 to March 2031 (14,000 divided by 20 years = 700pa) Draft East Of England Plan 2010											700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	10500
Cumulative RSS Residual											700	1400	2100	2800	3500	4200	4900	5600	6300	7000	7700	8400	9100	9800	10500		
Annual Difference From Annual RSS Requirement for Projected Completions (H2 c)											28	994	877	725	571	581	389	132	-275	-640	-700	-700	-700	-700	-700	-118	
Managed Delivery Target (H2 d)																											
1) Cumulative completions actual and projected	159	446	951	1552	2283	2912	3433	4019	4307	4754	5482	7176	8753	10178	11449	12730	13819	14651	15076	15136	15136	15136	15136	15136	15136		
2) Cumulative required completions	159	446	951	1552	2283	2912	3433	4019	4307	4307	5007	5707	6407	7107	7807	8507	9207	9907	10607	11307	12007	12707	13407	14107	14807		
3) Cumulative under/oversupply	0	0	0	0	0	0	0	0	0	447	475	1469	2346	3071	3642	4223	4612	4744	4469	3829	3129	2429	1729	1029	329		

Appendix D – Cambridge East Indicators (extract from Cambridge East Area Action Plan)

Objective B/a: To create a new and distinctive sustainable community on the eastern edge of Cambridge which will enhance the special character of the city and its setting and is connected to the rest of the city by high quality public transport and non-motorised modes of transport.					
Indicator Number	Indicator	Type of Indicator	Related Chapter Objectives	Related Policies	Targets
CE01	Total Housing Completions / Annual Rate	Core	D3/a	CE/7	To provide an adequate and continuous supply of land for housing development for (1) approximately 10,000-12,000 dwellings at the Cambridge East site as a whole before 2016, and (2) approximately 1,500-2,000 dwellings by 2016. The total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE02	Housing Density	Core	D3/b	CE/7	At least 50 dwellings per hectare
CE03	Housing Mix	Core	D3/c	CE/7	No specific target - Cambridge East should provide a mix of housing sizes that address the level of need for smaller 1 and 2 bedroom homes in the Cambridge area whilst at the same time creating a balanced community for the long term.
CE04	Employment Land Supply by type	Core	D4/a, D4/b	CE/8	Equivalent of 20-25 hectares of employment land.
CE05	Distance to Public Transport	Local	D6/d, D7/l	CE/11	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops. The Total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE06	Distance to public Open Space	Local	D10/b	CE/20	Formal sports pitches within 15 minutes walk; No home more than one minute's walk (i.e. 100m actual walk distance) from a LAP; no home more than five minutes walk (i.e. 400m actual walk distance) from a LEAP; no home more than 15 minutes walk (i.e. 1,000m actual walk distance) from a NEAP or SIP.
CE07	Renewable energy installed by type	Core	D13/e	CE/24	Renewable energy to provide at least 10% of predicted energy requirements
CE08	Investment secured for infrastructure and community facilities through developer contributions.	Core	E2/a, D5/c	CE/35, CE/9	Targets to be detailed through s.46 agreement or planning obligations.

Appendix E – North West Cambridge Indicators (extract from North West Cambridge AAP)

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC01	Total no. of: (1) Units of student accommodation completed (2) Housing Completions / Annual Rate	Core	NW5	To provide an adequate supply of land for housing for development (1) for 2,000 university students, and (2) for 3,000 open market and affordable dwellings. <i>The total housing completions and annual rate of completions for North West Cambridge will be monitored against the North West Cambridge AAP housing trajectory in each Council's Annual Monitoring Report.</i>
NWC02	Housing Density	Core	NW5	At least 50 dwellings per hectare average net density.
NWC03	Percentage of Housing which is Affordable	Core	NW6	At least 50% affordable housing must be provided to meet the needs of Cambridge University and College key workers.
NWC04	Employment Land Supply by type	Core	NW8, NW10	(1) 100,000m² of employment and academic development; (2) Approximately 60,000m² of higher education uses, including academic faculty development and a University Conference Centre, within Use Class D1.
NWC05	Employment Uses in the Local Centre	Core	NW9	100% of completed development for B1 uses in the local centre in units not exceeding 300m².
NWC06	Distance to Public Transport	Local	NW16	Majority of development within 400m of a bus stop.
NWC07	Amount (and percentage) of completed non-residential development complying with car parking standards	Core	NW19	Car parking standards are set out in Appendices 1 and 2 of the North West Cambridge AAP.
NWC08	Public Open Space and Recreation Facilities	Local	NW23	Standards for provision of public open space and recreation facilities are set out in Appendix 3 of the North West Cambridge AAP Protection of Traveller's Rest Pit SSSI and surrounding geodiversity.

Appendix E – North West Cambridge Indicators (extract from North West Cambridge AAP)

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC09	Sustainable Development	Local	NW24	<p>Amount of Residential development designed in line with the Code for Sustainable Homes:</p> <p>(1) Percentage approved on or before 31 March 2013 designed to meet Code level 4 or higher, up to a maximum of 50 dwellings;</p> <p>(2) Percentage approved after 1 April 2013, designed to Code level 5 or higher.</p> <p>Amount of Non-residential development designed in line with BREEAM:</p> <p>(1) Percentage approved designed to “Excellent” standards.</p>
NWC10	Renewable energy installed by type	Core	NW24	<p>(1) Percentage of the non-residential development and student accommodation energy requirements provided by renewable energy (at least 20% required if renewable CHP is not viable);</p> <p>(2) Percentage of the development served by a Combined Heat and Power (CHP) plant or a District Heating Scheme fuelled by renewable energy sources.</p>
NWC11	Water Conservation	Local	NW24	<p>(1) Percentage of residential development approved pm pr before 31 March 2013 which reduces water consumption by 30%, based on 2006 per capita levels; and</p> <p>(2) Percentage of residential development approved after 1 April 2013, which reduces water consumption by 47% based on 2006 per capita levels.</p>
NWC12	Investment secured for infrastructure and community facilities through developer contributions.	Core	NW31	Targets points set out in S106 agreements or planning obligations.

Appendix F – Core National Output Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (m ²)
BD2	Total amount of employment floorspace on previously developed land - by type (m ²)
BD3	Employment land available - by type (ha)
BD4	Total amount of floorspace for 'town centre uses' (m ²)
Housing	
H1	Plan period and housing targets
H2 (a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings – for the reporting year
H2(c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land
H4	Net additional pitches (Gypsy and Traveller)
H5	Gross affordable housing completions
H6	Housing Quality – Building for Life Assessments
Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds
E2	Change in areas of biodiversity importance
E3	Renewable energy generation (MW)

Full details of the updated indicators, can be found at the following link:

<http://www.communities.gov.uk/publications/planningandbuilding/coreoutputindicators2>

Appendix G – Core Output Indicators - Results

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (m ²)
BD2	Total amount of employment floorspace on previously developed land - by type (m ²)
BD3	Employment land available - by type (ha)

		Unspecified B1	B1(a)	B1(b)	B1(c)	B2	B8	Total
BD1	Gross	152	6,757	11,212	0	39	152	18,312
	Net	152	-2,646	58	-278	39	-1,882	-4,497
BD2	Gross	152	6,757	6,300	0	39	152	13,400
	% on PDL ¹²	100	100	56.2	N/A	100	100	73.2
BD3	ha	0.46	19.25	45.77	2.32	1.57	1.49	70.86

Business Development and Town Centres	
BD4	Total amount of floorspace for 'town centre uses' (m ²)

BD4		A1	A2	B1(a)	D2	Total
Town Centre ¹³	Gross	7,058	372	73	0	7,503
	Net	6,327	-603	-665	0	5,059
Local Authority Area	Gross	9,261	492	6,757	213	16,723
	Net	8,006	-631	-2,646	213	4,942

Housing	
H1	Plan period and housing targets
	RSS target from 2001 to 2021 – 19,000 dwellings. See Appendix C and paragraphs 5.3 - 5.16 for an explanation of the approach in this year's trajectory.
H2 (a)	Net additional dwellings – in previous years
	See Appendix C
H2 (b)	Net additional dwellings – for the reporting year
	288 dwellings
H2(c)	Net additional dwellings – in future years
	See Appendix C
H2 (d)	Managed delivery target
	See Appendix C
H3	New and converted dwellings – on previously developed land
	99.5

¹² Previously Developed Land

¹³ This is the City Centre, as defined on the Proposals Map

Appendix G – Core Output Indicators - Results

Housing	
H4	Net additional pitches (Gypsy and Traveller)
	0
H5	Gross affordable housing completions
	158
H6	Housing Quality – Building for Life Assessments
	2 - Very Good 4 – Good 1 – Poor 0 – Very Poor

Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds
(i)	0
(ii)	0
E2	Change in areas of biodiversity importance
	<p>35.8% of SSSI land area in the City remains in favourable condition; there has been no change in this figure from the previous monitoring year.</p> <p>No designated sites have been significantly affected by development in the 2009/10 year. Although Coton Path Hedgerow County Wildlife Site in Cambridge has been affected by hedgerow removal related to an adjacent development; and Hobson’s Conduit South City Wildlife Site has been crossed by the new Addenbrookes Access Road.</p> <p>National Indicator 197: Improved Local Biodiversity, looks at the proportion of local sites where positive conservation management has been or is being implemented and shows that 195 out of 414 sites (47.1%) have shown positive conservation management. This demonstrates a 6.6% increase on last year’s figures and demonstrates the Council’s positive approach towards conservation management</p>

Environmental Quality	
E3	Renewable energy generation

	Permission by type (MW) 2009/10	Installed capacity (MW) 2009/10
Wind	0.001	0
Biomass	0	0
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0	0.18
Hydro	0	0

Appendix G – Core Output Indicators - Results

Other Indicators	
Density range of completed dwellings on sites greater than nine dwellings	

Density	Percentage
<30DPH	0%
30 – 50DPH	8%
>50DPH	92%

Other Indicators	
Accessibility of Services - Amount of new residential development within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.	
Key Service	% of population who are within 30 minutes public transport time of Key services
GP Surgery	100%
Hospital with A & E	99.5%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	100%
% within 30 minutes for all 6 key services	99.5%
% within 30 minutes for 5 key services	100%

Appendix H – Advice Note – Deleted Local Plan Policies

Advice Note - Deleted Local Plan Policies

Whilst we are preparing Cambridge's Local Development Framework, which will incrementally replace the Cambridge Local Plan 2006 in due course, the Planning and Compulsory Purchase Act 2004 makes provision for Councils to retain their Local Plan policies by application to the Secretary of State. In the light of this, the City Council made an application to the Secretary of State in January 2009.

We have received the Secretary of State's direction, which confirms that the vast majority of the Cambridge Local Plan's policies will remain in force from 20th July 2009. However, eight policies will expire on 20th July 2009. The table below sets out the reason for their deletion and policy alternatives, where relevant. Please note that the Local Plan Appendices and Proposals Map (February 2008) remain unchanged.

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
3/5 Mixed Use Development	<p>This policy expected mixed-use development to be sustainable via the inclusion of appropriate community and retail facilities within residential schemes and elements of residential development within larger non-residential sites.</p> <p>This policy was deleted as it simply repeated national and regional policy. It was redundant given the references to the mix of development that supports the creation of sustainable and accessible communities in Planning Policy Statement 1 Delivering Sustainable Development (paragraph 27).</p>
4/5 Protection of Sites of National Nature Conservation Importance	<p>This policy stated that development will not be allowed which has a detrimental effect on a Site of Special Scientific Interest (SSSI)</p> <p>This policy was deleted as it simply repeated national and regional policy. SSSIs are protected by Planning Policy Statement 9: Biodiversity and Geological Conservation (paragraphs 7 and 8) and are defined and designated by Natural England in accordance with the Wildlife and Countryside Act 1981 (as amended).</p>
4/7 Species Protection	<p>This policy precluded development affecting protected species unless the need for the development outweighs nature conservation importance.</p> <p>This policy was deleted as it simply repeated national and regional policy contained in Policy ENV3 of the RSS for the East of England, paragraphs 1, 15 and 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation, Department for Communities and Local Government Circular 06/2005, the Wildlife and Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006.</p>

Appendix H – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
4/16 Development and Flooding	<p>This policy prevented development from taking place in areas with an unacceptable risk of flooding. It also prevents development, which would increase the risk of flooding elsewhere or have a detrimental effect on flood management including flood defences. The supporting text to the policy refers to the City Council's support of sustainable drainage systems.</p> <p>This policy was deleted because it was covered by existing national and regional policy. Policy WAT4 in the RSS for the East of England directs development away from areas at high risk of flooding and areas where development would increase the risk of flooding elsewhere and Planning Policy Statement 25: Development and Flood Risk (December 2006) also covers the policy.</p> <p>In relation to Criterion (a) of Policy 4/16, paragraph 9 of Planning Policy Statement 25 sets out the risk based approach that should be adopted. Paragraphs 16 and 17 deal with the sequential test, directing development to the zones of least risk from flooding (Zone 1 low probability, Zone 2 medium probability, Zone 3a high probability and Zone 3b the functional floodplain). Paragraphs 18-20 set out the exception test.</p> <p>In relation to Criterion (b) of Policy 4/16, the first bullet point of paragraph 9 of Planning Policy Statement 25 deals with minimising run-off from new development onto adjacent and other downstream property, and into the river systems.</p> <p>In relation to criterion (c) of Policy 4/16, the first bullet point of paragraph 6 (Planning Policy Statement 25) deals with safeguarding land from development that is required for current and future flood management e.g. conveyance and storage of flood water, and flood defences.</p> <p>The policy's supporting text sets out support for Sustainable Drainage Systems (SuDS). This is covered by the second and third bullet points of paragraph 6 and second bullet point of paragraph 9 (Planning Policy Statement 25).</p>
5/6 Meeting Housing Needs From Employment Development	<p>This policy set out the requirement for proposals for employment development, which impact on the demand for affordable housing, to provide affordable housing on-site; contributions towards off-site housing or by means of key worker housing provision.</p> <p>This policy was deleted because it was recognised at the Examination in Public for the RSS for the East of England that there was an absence of convincing evidence that specific local</p>

Appendix H – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	<p>circumstances existed to justify the imposition of the requirement as referred to in the Council's Affordable Housing Supplementary Planning Document (SPD). The Affordable Housing SPD does not provide any further detail in taking this policy forward. The RSS for the East of England does not make specific reference to the need for employment development to provide for affordable housing and Policy P9/1 of the Cambridgeshire and Peterborough Structure Plan 2003 was not saved.</p>
<p>6/5 Shopping Development in the City Centre</p>	<p>This policy stated that retail proposals in the City Centre would only be permitted where they maintained and enhanced the vitality and viability of the City Centre and which were of an appropriate nature and scale.</p> <p>This policy was deleted because it reiterated national guidance in paragraphs 3.13 – 3.19 of Planning Policy Statement 6: Planning for Town Centres that require the application of sequential testing and proof that the development is of appropriate nature and scale. Additionally, paragraphs 3.20 - 3.23 of Planning Policy Statement 6 cover the need to consider the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development, including the likely cumulative effect of recent permissions, developments under construction and completed developments. It clarifies that the identification of need does not necessarily indicate that there will be no negative impact.</p>
<p>9/4 East Cambridge</p>	<p>This policy set out the criteria for development at East Cambridge.</p> <p>This policy was deleted because it has been superseded by the Cambridge East, which was adopted by both Cambridge City Council and South Cambridgeshire District Council in February 2008.</p>
<p>10/2 Monitoring and Review</p>	<p>This policy set out the monitoring process for the Local Plan and identified review work and actions, which would be brought into play in the event that the Local Plan policies and development plan allocations were not being met.</p> <p>This policy was deleted because Section 35 of the Planning and Compulsory Purchase Act 2004 covers the need to monitor policies by making an annual report to the Secretary of State, which covers the implementation of the Local Development Scheme and the extent to which the policies set out in the local development documents are being achieved.</p>

Appendix H – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	Section 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 covers the mechanisms that will be triggered if policies and allocations are not being met.

Appendix I – Hotel Provision

Existing Hotels

Existing Hotels	Quality *	Bedrooms	Comment
City Centre			
De Vere University Arms Hotel	4	119	
Crowne Plaza	4	198	
Doubletree Hilton	4	122	Application to extend by 52 further bedrooms refused on design grounds
Hotel Du Vin	4	41	
Royal Cambridge Hotel	3	57	
Regent Hotel	3	22	
Varsity Hotel & Spa Thompsons Lane	Boutique hotel	48	Completed August 2010
Total		607	
Inner City Mid Suburbs			
Best Western Gonville Hotel	3	39	Edge City Centre
Lensfield Hotel	3	30	Edge City Centre
Arundel House Hotel	3	103	Edge City Centre
Centennial Hotel	2	39	
Helen Hotel	2	19	
Ashley Hotel 74 Chesterton Rd	2	16	Edge City Centre
Holiday Inn Express Norman Way	Budget	100	
Travelodge Central Hills Road	Budget	120	Dubai International
Sleeperz/Cityroomz Hotel	Budget	25	
Total		491	
Periphery Fringe of City in SCDC			
Hotel Felix	4	52	
Holiday Inn Impington	3	161	
Premier Inn Orchard Park	Budget	154	Whitbread. Completed and opened April 2009
Premier Inn North Girton	Budget	20	Whitbread
Total		387	
Outside City 10 mile radius			
Menzies Hotel Bar Hill	4	134	
Cambridge Belfry Cambourne	4	120	
Best Western Quay Mill	3	49	
Travelodge Lolworth	Budget	20	Dubai International.
Travelodge Swavesey	Budget	36	Dubai International
Purple Hotel Cambridge Services Swavesey/Boxworth	Budget	82	Real Hotel Co
Days Inn by Cambridge Swavesey/Boxworth	Budget	82	Dubai International
Travelodge Fourwentways	Budget	40	Dubai International
Total		563	

(Cambridge City Council and the AA, 2010)

Appendix I – Hotel Provision

Current & Proposed Budget Hotel Provision

Current & Proposed Budget Hotel Provision Within and On Fringes Of City	Quality	Bedrooms
Existing		
Holiday Inn Express Norman Way	Budget	100
Travelodge Central Hills Road	Budget	120
Sleeperz/Cityroomz Hotel	Budget	25
Premier Inn Orchard Park	Budget	154
Premier Inn North Girton	Budget	20
Sub Total Existing		419
Proposed		
Outstanding Consent for 2 nd Orchard Park Budget Hotel - Travelodge	Budget	138
Sub Total Proposed		138
Pending		
Pending application Mackays	Budget	120
Pending application Eastern Gate Travelodge	Budget	219
Sub Total Pending Decision		339
Total		896

(Cambridge City Council and the AA, 2010)

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