

# **Cambridge and South Cambridgeshire Local Plan Proposed Modifications 2017 Joint Housing Land Supply Update (RD/AD/500)**

## **Introduction**

The Local Plan Inspectors have requested in working correspondence via the Programme Officer<sup>1</sup> that the Councils prepare Local Plan Proposed Modifications to include information on how the five year housing land supply requirement is expected to be delivered both in regard to methodology and supply data.

The Annual Monitoring Reports (AMRs) of Cambridge and South Cambridgeshire that provide this information will be published in early December 2017 in the usual way. In advance of the publication of the full AMRs, the housing trajectories and supporting site commentaries have been published in this update document and used to inform the Local Plan Proposed Modifications 2017 concerning five year housing land supply to provide up to date data (Note: there were also relevant modifications proposed in 2015 that are not included in the 2017 consultation).

The housing supply data included in this document relates specifically to the emerging Local Plan and to the approach to calculating 5-year housing land supply requested by the Inspectors for inclusion in the Proposed Modifications.

The data will be incorporated into each Council's December 2017 AMRs. The AMRs will provide wider housing supply data as usual.

The housing trajectories and housing supply calculations will continue to be updated in each subsequent Annual Monitoring Report.

The following information to be included in the 2017 AMRs has informed the Local Plan Proposed Modifications.

This update consists of:

- Housing trajectories:
  - Summary housing trajectory tables for the Joint Housing Trajectory, and for Cambridge and South Cambridgeshire separately (Appendix 1).
  - Detailed housing trajectory tables for Cambridge (Appendix 2).
  - Supporting site commentaries for Cambridge (Appendix 3).
  - Detailed housing trajectory tables for South Cambridgeshire (Appendix 4).
  - Supporting site commentaries for South Cambridgeshire (Appendix 5).
- Five-year Housing Land Supply:
  - The methodology used to calculate five year housing land supply.
  - Five year housing land supply position separately and jointly for 2017-2022 and 2018-2023.
  - Rolling assessment of five-year housing land supply separately and jointly to the end of the plan period in 2031.

---

<sup>1</sup> RD/GEN/530 (see from page 78)

## Housing Trajectories

The 2017 housing trajectories for inclusion in the Councils' respective Annual Monitoring Reports set out known and forecast evidence regarding the deliverability and developability of housing land supply sites in Cambridge and South Cambridgeshire. Separate trajectories are provided for each area and a joint trajectory is also provided, reflecting proposed Modifications from 2015 and the Inspectors' request that housing supply data be provided in the 2017 Proposed Modifications for each area separately and jointly. They are contained in the following appendices to this document:

- Appendix 1 - Summary housing trajectory tables for the Joint Housing Trajectory, and for Cambridge and South Cambridgeshire separately.
- Appendix 2 - Detailed housing trajectory tables for Cambridge.
- Appendix 3 - Supporting site commentaries for Cambridge.
- Appendix 4 - Detailed housing trajectory tables for South Cambridgeshire.
- Appendix 5 - Supporting site commentaries for South Cambridgeshire.

The Councils aim to ensure that their housing trajectories are as robust and realistic as possible. The housing trajectories have been produced in consultation with the various agents, developers and landowners responsible for: the major developments included in the adopted plans; the new allocations included in our Local Plans; and relevant sites with planning permission or a decision to grant planning permission subject to the resolution of outstanding issues. An assessment of each site in the housing trajectories is included in Appendices 3 and 5.

Data is gathered from various sources. A questionnaire is sent to the agent, developer or landowner of each of the sites asking them to provide details on whether the site is deliverable, available and achievable (these are the tests set out in the National Planning Policy Framework), and their expected delivery timetable, based on the latest understanding of any constraints, including market conditions. A joint questionnaire is sent to developers of joint sites on the edge of Cambridge. For sites where a completed questionnaire is not received, annual completions are estimated based on survey data collected by Cambridgeshire County Council, information included with the planning application or representations to the Local Plan, information known by the case officer and/or using typical assumptions for housing delivery. The information on sites being developed by Registered Providers (previously known as Housing Associations) is provided by the Housing service of each Council and reflects their discussions on expected start and completion dates.

The joint housing trajectory shows that Cambridge is delivering housing within the urban areas and urban fringe sites in the early and middle parts of the plan period, whilst South Cambridgeshire is delivering housing in the urban fringe sites and at new settlements, with an emphasis on the middle and latter parts of the plan period, but with an element of housing at villages to provide some early delivery. In particular, the cross-boundary sites are building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need, consistent with the development strategy contained in both submitted Local Plans.

## Five-year housing land supply

In accordance with the Inspectors advice that use of the 'Liverpool' methodology is appropriate because of the reliance on new settlements which will take time to deliver new housing<sup>2</sup>, the five-year housing land supply will be calculated using the Liverpool methodology, which spreads any shortfall within the plan period over the remainder of the plan period. A 20% buffer is also included in response to historic levels of delivery.

'Liverpool' Methodology	
(a) Housing requirement in the plan period	Net number of new homes required in the plan period (2011 to 2031) as set out in Policy S/5 of the South Cambridgeshire Local Plan and Policy 3 of the Cambridge Local Plan.
(b) Completions so far in the plan period	Net number of new homes completed so far in the plan period, as set out in the Annual Monitoring Report.
(c) Number of dwellings left to deliver in the plan period (= a - b)	Calculated by subtracting the net number of homes completed so far in the plan period from the housing requirement.
(d) Number of years of plan period left	Number of years of the plan period left in which to deliver the housing requirement.
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	Calculated by dividing the number of dwellings left to deliver by the number of years of the plan period left.
(f) Five year supply requirement (= e x 5)	The requirement to meet in the next five year period. Calculated by multiplying the annualised average requirement by five.
(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)	A 20% buffer in addition to the five year supply requirement should be added in response to historic levels of delivery
(h) Five year supply requirement with 20% buffer (= f + g)	Five year supply requirement plus 20% buffer, against which predicted housing supply is assessed.
(i) Number of dwellings predicted to be completed in the five year period	Net number of new homes predicted to be completed in the five year period, as set out in the housing trajectory published in the Annual Monitoring Report.
(j) Five year supply (= i ÷ h x 5)	Calculated by dividing the number of dwellings predicted to be completed in the five year period by the five year supply requirement with the 20% buffer, and then multiplying by five.

### Information on five year housing land supply

One of the Government's key housing objectives is to ensure that the planning system delivers a flexible, responsive supply of land. The government through the National Planning Policy Framework (NPPF) requires that all local planning authorities identify sufficient specific deliverable

<sup>2</sup> RD/GEN/530 (see note dated 20/10/17 page 20)

sites to deliver five years worth of housing against their requirement set out in their development plan. The NPPF in paragraph 47 also introduced a requirement to provide an additional buffer to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

For sites to be included in the Council's five year land supply they must be considered deliverable; the NPPF states that deliverable sites are those that are: available – the site is available now; suitable – the site offers a suitable location for development now and would contribute towards the creation of mixed, sustainable communities; and achievable – there is a reasonable prospect that housing will be delivered on site within five years. An assessment of each site in the housing trajectories is set out in appendices 1 and 2), these will be included in the December AMRs.

The table below to be included in the 2017 AMRs, summarises the housing land supply position for both Councils and jointly at November 2017. The Councils both individually and jointly demonstrate a five year housing land supply using the 'Liverpool' methodology with a 20% buffer.

**Calculation of the five-year land supply for 2017-2022**

	Cambridge	South Cambridgeshire	Cambridge & South Cambridgeshire
(a) Housing requirement 2011 to 2031	14,000	19,500	33,500
(b) Completions up to 31 March 2017	4,932	3,970	8,902
(c) Number of dwellings left to deliver in the plan period (= a - b)	9,068	15,530	24,598
(d) Number of years of plan period left	14	14	14
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	648	1,109	1,757
(f) Five year supply requirement (= e x 5)	3,239	5,546	8,785
(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)	648	1,109	1,757
(h) Five year supply requirement with 20% buffer (= f + g)	3,886	6,656	10,542
(i) Number of dwellings predicted to be completed in the five year period (1 April	4,201	7,235	11,436

	Cambridge	South Cambridgeshire	Cambridge & South Cambridgeshire
2017 to 31 March 2022)			
(j) Five year supply (= i ÷ h x 5)	5.4	5.4	5.4

Source: Cambridge Annual Monitoring Report 2017 and South Cambridgeshire Annual Monitoring Report 2017

**Calculation of the five-year land supply for 2018-2023**

	Cambridge	South Cambridgeshire	Cambridge & South Cambridgeshire
(a) Housing requirement 2011 to 2031	14,000	19,500	33,500
(b) Completions up to 31 March 2018	6,267	4,629	10,896
(c ) Number of dwellings left to deliver in the plan period (= a - b)	7,733	14,871	22,604
(d) Number of years of plan period left	13	13	13
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	595	1,144	1,739
(f) Five year supply requirement (= e x 5)	2,974	5,720	8,694
(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)	595	1,144	1,739
(h) Five year supply requirement with 20% buffer (= f + g)	3,569	6,864	10,433
(i) Number of dwellings predicted to be completed in the five year period (1 April 2018 to 31 March 2023)	3,874	8,197	12,071
(j) Five year supply (= i ÷ h x 5)	5.4	6.0	5.8

Source: Cambridge Annual Monitoring Report 2017 and South Cambridgeshire Annual Monitoring Report 2017

## Rolling Five Year Housing Land Supply Position at November 2017

It is anticipated that the Councils will be able to demonstrate an ongoing five year land supply for the remainder of the plan period, both individually and jointly, based on the housing requirement included in the current Local Plans, use of the Liverpool methodology and 20% buffers. The table below shows the rolling five year land supply for each subsequent five year period and will be published in the December 2017 Annual Monitoring Reports.

	2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Cambridge	5.4	5.4	6.0	6.2	6.2	6.2	5.8	5.3	5.3	5.5
South Cambridgeshire	5.4	6.0	6.3	6.3	6.4	6.5	6.9	7.7	8.9	11.4
Cambridge & South Cambridgeshire	5.4	5.8	6.2	6.3	6.3	6.4	6.5	6.8	7.6	9.1

Source: Cambridge Annual Monitoring Report 2017 and South Cambridgeshire Annual Monitoring Report 2017.

## **Appendices**

### **Appendix 1 – Summary trajectory tables and graphs for Joint Housing Trajectory and for Cambridge and South Cambridgeshire**

Add as pdf – 7 pages

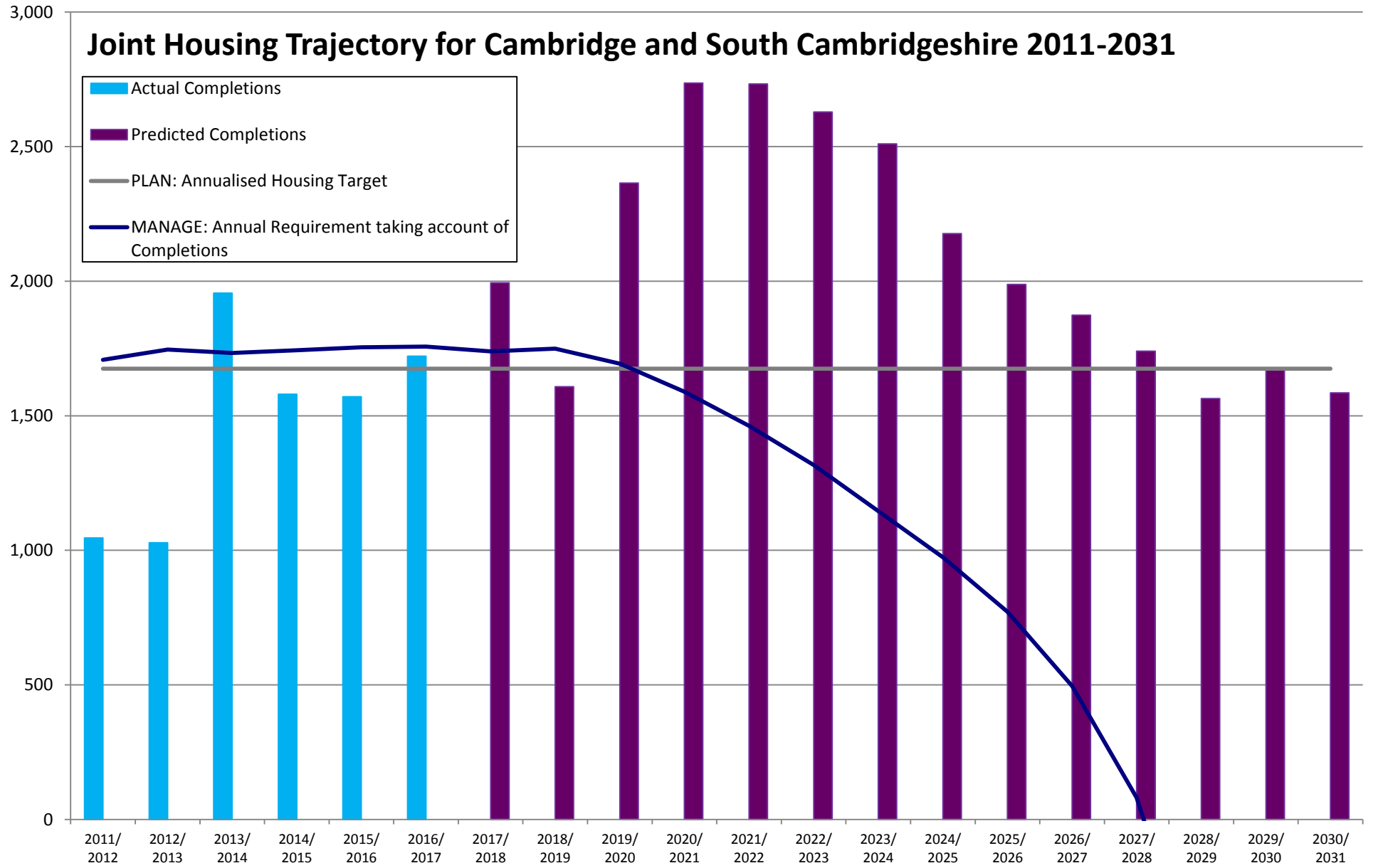
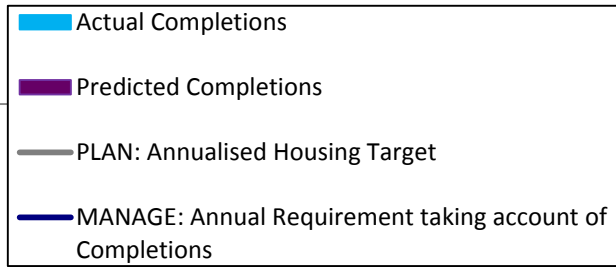
**Joint Housing Trajectory for Cambridge and South Cambridgeshire 2011-2031**

																						Totals				
For more detail, see:		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Plan Period: 2011-2031	Five Year Supply: 2017-2021		
<b>Completions</b>	<b>Actual Completions</b>																									
	Cambridge	Table C1	352	472	1,325	713	892	1,178																4,932	0	
	South Cambridgeshire	Table SC1a	694	556	631	867	679	543																3,970	0	
<b>Allocations</b>	<b>Cambridge Urban Area</b>																									
	Cambridge - existing allocations	Table C2							0	0	26	200	0	98	82	84	40	78	0	0	96	115	0	819	226	
	Cambridge - new allocations	Table C3							0	0	54	77	128	140	130	95	120	83	90	100	160	146	0	1,323	259	
	South Cambridgeshire - existing allocations	Table SC2							0	42	0	0	105	0	0	0	0	0	0	0	0	0	0	147	147	
	South Cambridgeshire - new allocations	Table SC2							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	<b>Cambridge Fringe Sites</b>																									
	Cambridge - existing allocations	Table C4							1,187	337	300	403	657	592	542	422	382	382	139	0	0	0	0	5,343	2,884	
	Cambridge - new allocations	Table C5							0	0	60	130	110	50	50	30	0	0	0	0	0	0	0	430	300	
	South Cambridgeshire - existing allocations	Table SC3							123	179	248	344	407	408	408	333	323	208	335	340	295	200	250	4,151	1,301	
	South Cambridgeshire - new allocations	Table SC3							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	<b>New Settlements</b>																									
	South Cambridgeshire - existing allocations	Table SC4							117	186	200	200	250	250	250	250	250	250	250	250	250	250	250	6,784	3,203	953
	South Cambridgeshire - new allocations	Table SC4							0	0	0	0	160	300	400	400	400	400	400	400	400	400	400	8,840	3,660	160
<b>Rural Area</b>																										
South Cambridgeshire - existing allocations	Table SC5							118	260	86	58	50	50	0	0	0	0	53	0	0	0	0	675	572		
South Cambridgeshire - new allocations	Table SC5							28	56	239	351	310	275	250	200	150	150	150	150	150	150	935	2,609	984		
<b>Windfalls</b>	<b>Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission</b>																									
	Cambridge	Table C6							148	97	34	34	35	5	0	0	0	0	0	0	0	0	353	348		
	South Cambridgeshire	Table SC6							273	451	1,057	827	360	138	75	40	0	0	0	0	0	0	3,221	2,968		
	<b>Windfall Allowance</b>																									
	Cambridge	Table C6							0	0	61	62	61	123	123	123	123	123	123	124	124	124	0	1,294	184	
South Cambridgeshire	Table SC6							0	0	0	50	100	200	200	200	200	200	200	200	200	200	0	1,950	150		
<b>Totals</b>		1,046	1,028	1,956	1,580	1,571	1,721	1,994	1,608	2,365	2,736	2,733	2,629	2,510	2,177	1,988	1,874	1,740	1,564	1,675	1,585	16,809	38,080	11,436		

Five Year Supply	2017-2022		2018-2023	
	Supply in Years	% of Supply Available	Supply in Years	% of Supply Available
Liverpool Method 20%	5.4	108%	5.8	116%



# Joint Housing Trajectory for Cambridge and South Cambridgeshire 2011-2031



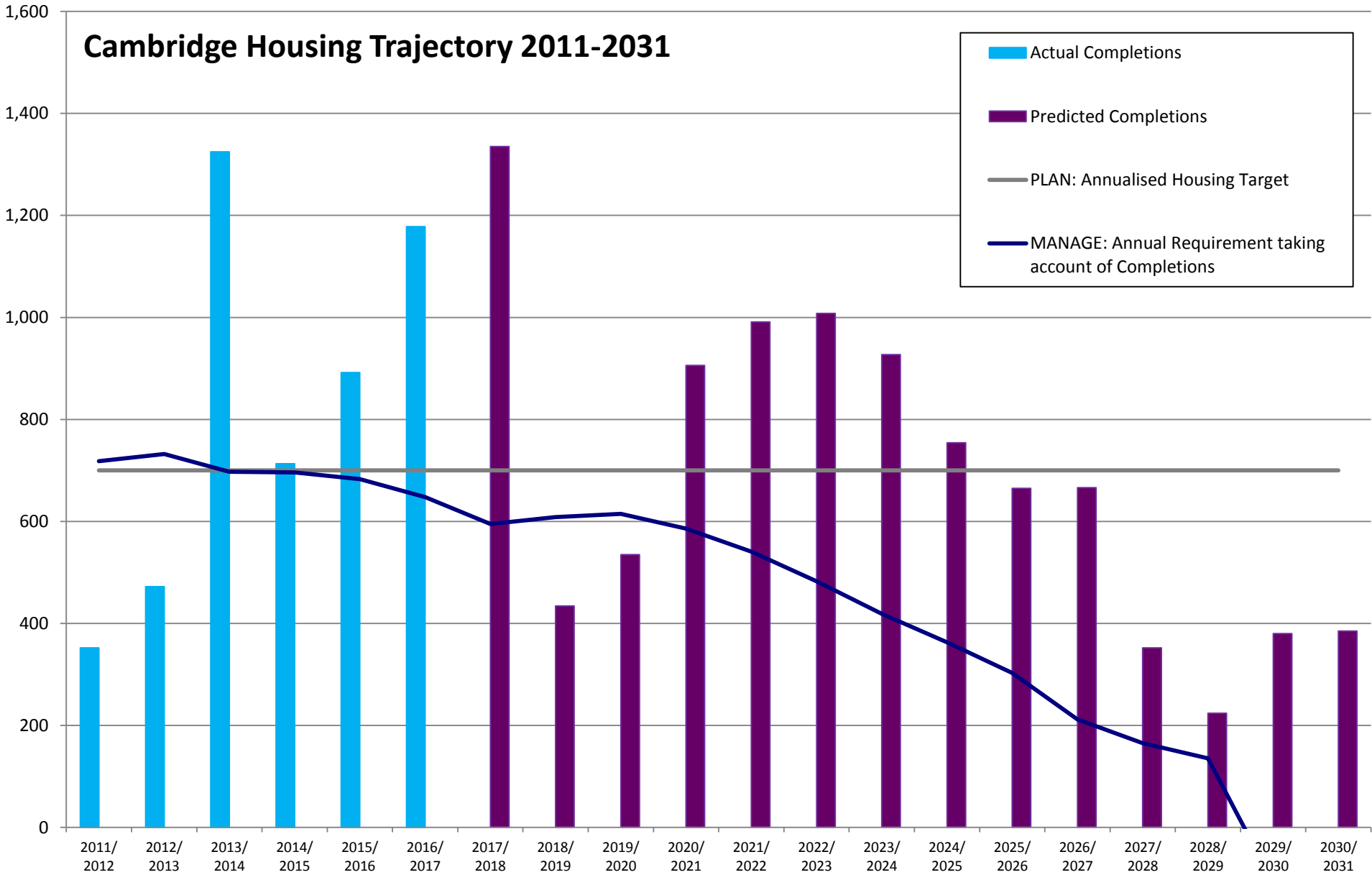
**Table C1: Housing Trajectory for Cambridge City Council - Actual and Predicted Completions**

Predicted Completions in Cambridge by Type (2017/18 to 2030/31)																						
	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Plan Period: 2011-2031	Five Year Supply: 2017-2022
<b>Completions</b>																						
Actual Completions	352	472	1,325	713	892	1,178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,932	0
<b>Urban Area</b>																						
Urban Area							0	0	80	277	128	238	212	179	160	161	90	100	256	261	2142	485
<b>Fringe Sites</b>																						
NIAB - Main							0	0	0	84	180	250	250	250	250	250	79	0	0	0	1593	264
NIAB - Frontage							0	0	0	34	0	0	0	0	0	0	0	0	0	0	34	34
NW - Cambridge University							613	118	145	245	245	210	160	40	0	0	0	0	0	0	1778	1366
<b>Total - North West Cambridge</b>							613	118	145	329	459	460	410	290	250	250	79	0	0	0	3403	1664
Cambridge East Land North of Cherry Hinton							0	0	0	60	132	132	132	132	132	60	0	0	0	0	780	60
Cambridge East - Land at Coldham's Lane							0	57	0	0	0	0	0	0	0	0	0	0	0	0	57	57
<b>Total - Cambridge East</b>							0	57	0	60	132	132	132	132	132	60	0	0	0	0	837	117
Clay Farm							494	106	122	74	73	0	0	0	0	0	0	0	0	0	869	869
Trumpington Meadows							42	0	0	0	65	0	0	0	0	0	0	0	0	0	107	107
Glebe Farm							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bell School Site							38	56	33	0	0	0	0	0	0	0	0	0	0	0	127	127
<b>Total - Southern Fringe</b>							574	162	155	74	138	0	0	0	0	0	0	0	0	0	1103	1103
Land north of Wort's Causeway							0	0	60	80	60	0	0	0	0	0	0	0	0	0	200	200
Land south of Wort's Causeway							0	0	0	50	50	50	50	30	0	0	0	0	0	0	230	100
<b>Total - South East</b>							0	0	60	130	110	50	50	30	0	0	0	0	0	0	430	300
<b>Windfall</b>																						
Unallocated Sites with Planning Permission							148	83	16	10	5	0	0	0	0	0	0	0	0	0	262	262
Unallocated Sites with Resolution to Grant Planning Permission							0	14	18	24	30	5	0	0	0	0	0	0	0	0	91	86
Windfall Allowance							0	0	61	62	61	123	123	123	123	123	123	123	124	124	124	184
<b>Total Windfall</b>							148	97	95	96	96	128	123	123	123	123	123	123	124	124	124	532
<b>Total</b>	352	472	1,325	713	892	1,178	1,335	434	535	906	991	1,008	927	754	665	666	352	224	380	385	14,494	4201

Five Year Supply	2017-2022		2018-2023	
	Supply in Years	% of Supply	Supply in Years	% of Supply
Liverpool Method 20%	5.4	108%	5.4	109%

	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals	
<b>Completions</b>																						
Actual Completions	352	472	1,325	713	892	1,178																4,932
Predicted Completions							1,335	434	535	906	991	1,008	927	754	665	666	352	224	380	385		9,562
<b>Cumulative Completions</b>																						
Local Plan 2014	352	824	2,149	2,862	3,754	4,932	6,267	6,701	7,236	8,142	9,133	10,141	11,068	11,822	12,487	13,153	13,505	13,729	14,109	14,494	14,494	
<b>Annualised Housing Target over Plan Period</b>																						
Local Plan 2014	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14,000
<b>Cumulative Housing Target over Plan Period</b>																						
Local Plan 2014	700	1,400	2,100	2,800	3,500	4,200	4,900	5,600	6,300	7,000	7,700	8,400	9,100	9,800	10,500	11,200	11,900	12,600	13,300	14,000		
<b>Annualised Housing Target taking Account of Actual / Predicted Completions</b>																						
Local Plan 2014	718	732	697	696	683	648	595	608	615	586	541	482	419	363	303	212	165	136	-109	-494		
<b>Comparison of Actual / Predicted Completions against Annualised Housing Target</b>																						
Local Plan 2014	-348	-228	625	13	192	478	635	-266	-165	206	291	308	227	54	-35	-34	-348	-476	-320	-315		
<b>Cumulative Under/Oversupply against Actual / Predicted Completions</b>																						
Local Plan 2014	-348	-576	49	62	254	732	1,367	1,101	936	1,142	1,433	1,741	1,968	2,022	1,987	1,953	1,605	1,129	809	494		

# Cambridge Housing Trajectory 2011-2031



**Table SC1a: Housing Trajectory for South Cambridgeshire - Summary**

																					Totals		
	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Plan Period: 2011-2031	Five Year Supply: 2017-2022
<b>Completions</b>																							
Actual Completions ^	694	556	631	867	679	543																3,970	0
<b>Allocations - Cambridge Urban Area</b>																							
Orchard Park - parcel K1							0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42
Orchard Park - parcel L2							0	0	0	0	63	0	0	0	0	0	0	0	0	0	0	63	63
Orchard Park - parcel Com 4							0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	42	42
<b>Allocations - Cambridge Fringe Sites</b>																							
North-West Cambridge (University Site)							0	49	138	139	185	200	200	125	115	0	0	0	0	0	0	1,151	511
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)							0	0	0	0	0	0	0	0	0	150	200	200	200	250		750	0
Cambridge East - north of Newmarket Road							0	0	0	85	140	140	140	140	140	140	140	140	95	0	0	1,300	225
Cambridge East - north of Cherry Hinton							0	0	0	0	35	68	68	68	68	68	45	0	0	0	0	420	35
Trumpington Meadows (Cambridge Southern Fringe)							123	130	110	120	47	0	0	0	0	0	0	0	0	0	0	530	530
<b>Allocations - New Settlements</b>																							
Northstowe							117	186	200	200	250	250	250	250	250	250	250	250	250	250	6,784	3,203	953
Waterbeach New Town							0	0	0	0	100	200	250	250	250	250	250	250	250	250	6,700	2,300	100
Bourn Airfield New Village							0	0	0	0	60	100	150	150	150	150	150	150	150	150	2,140	1,360	60
<b>Allocations - Rural Area</b>																							
Cambourne - additional 950 dwellings							68	117	18	0	0	0	0	0	0	0	0	0	0	0	0	203	203
Fulbourn & Ida Darwin Hospitals							0	0	0	50	50	50	0	0	0	0	53	0	0	0	0	203	100
Papworth West-Central							0	23	34	8	0	0	0	0	0	0	0	0	0	0	0	65	65
Former Bayer CropScience site, Hauxton							50	120	34	0	0	0	0	0	0	0	0	0	0	0	0	204	204
Cambourne West							0	0	25	130	150	150	150	150	150	150	150	150	150	695		1,655	305
Dales Manor Business Park, Sawston							0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	200	100
Land north of Babraham Road, Sawston							0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	80	80
Land south of Babraham Road, Sawston							0	0	0	55	55	50	50	50	0	0	0	0	0	0	0	260	110
Land north of Impington Lane, Impington							0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	25
Land west of New Road, Melbourn							24	20	21	0	0	0	0	0	0	0	0	0	0	0	0	65	65
Green End Industrial Estate, Gamlingay							0	0	5	30	25	25	0	0	0	0	0	0	0	0	0	85	60
East of Rockmill End, Willingham							0	15	47	10	0	0	0	0	0	0	0	0	0	0	0	72	72
Land at Bennell Farm, West Street, Comberton							0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	90	90
Land at Linton Road, Great Abington							0	5	40	0	0	0	0	0	0	0	0	0	0	0	0	45	45
Land at junction of High Street & Pampisford Road, Great Abington							4	16	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20
Land at Bancroft Farm, Church Lane, Little Abington							0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
Land at Toseland Road, Graveley							0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6
<b>Windfalls</b>																							
Unallocated Sites with Planning Permission							273	451	821	647	308	138	75	40	0	0	0	0	0	0	0	2,753	2,500
Unallocated Sites with Resolution to Grant Planning Permission							0	0	236	180	52	0	0	0	0	0	0	0	0	0	0	468	468
Windfall Allowance							0	0	0	50	100	200	200	200	200	200	200	200	200	200	0	1,950	150
<b>Totals</b>	694	556	631	867	679	543	659	1,174	1,830	1,830	1,742	1,621	1,583	1,423	1,323	1,208	1,388	1,340	1,295	1,200	16,569	23,586	7,235

Five Year Supply	2017-2022		2018-2023	
	Supply in Years	% of Supply Available	Supply in Years	% of Supply Available
Liverpool Method 20%	5.4	109%	6.0	119%

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

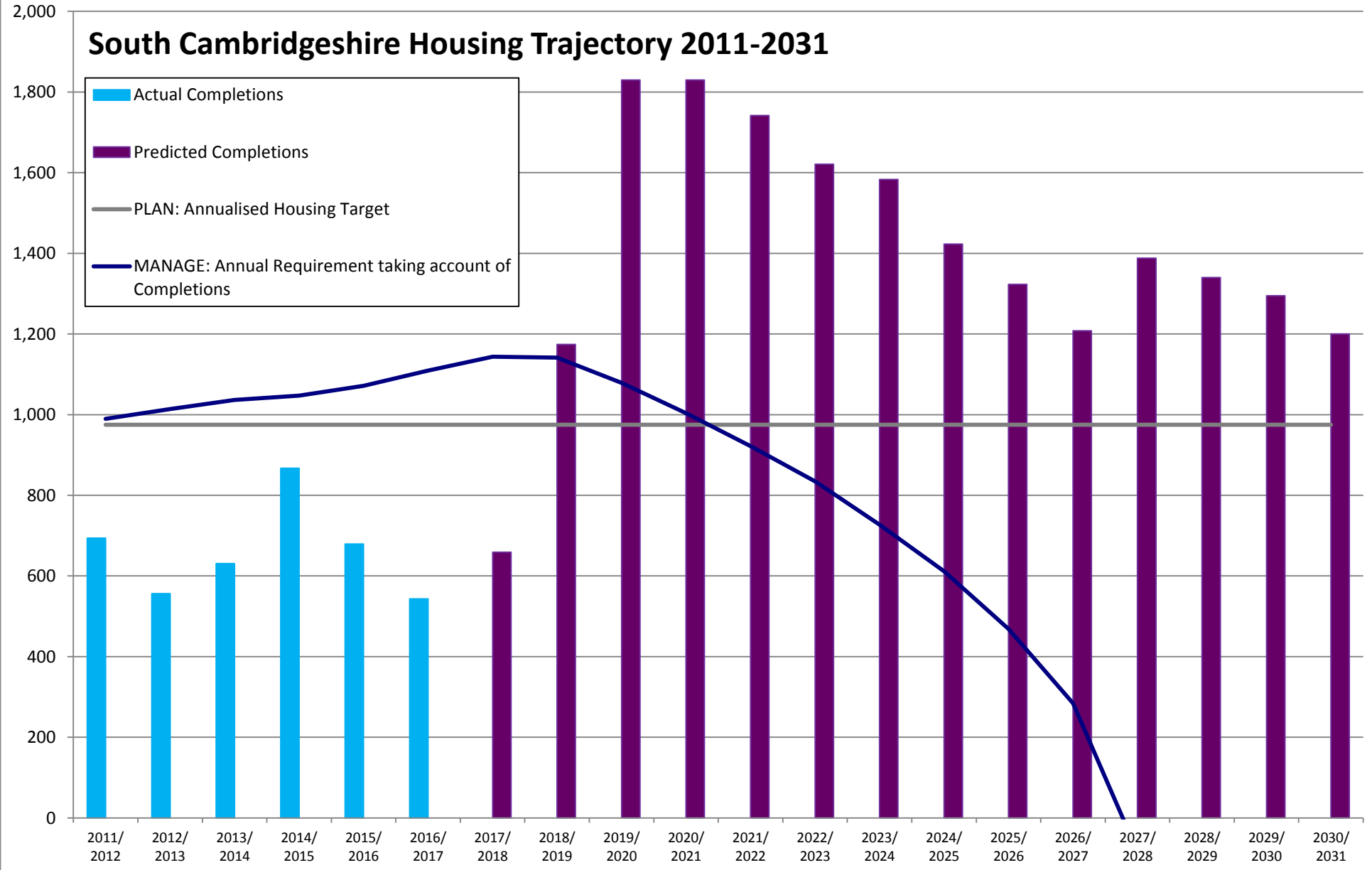
**Table SC1b: Housing Trajectory for South Cambridgeshire - Actual and Predicted Completions**

	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
<b>Completions</b>																					
Actual Completions ^	694	556	631	867	679	543															
Predicted Completions							659	1,174	1,830	1,830	1,742	1,621	1,583	1,423	1,323	1,208	1,388	1,340	1,295	1,200	
<b>Cumulative Completions</b>																					
Local Plan	694	1,250	1,881	2,748	3,427	3,970	4,629	5,803	7,633	9,463	11,205	12,826	14,409	15,832	17,155	18,363	19,751	21,091	22,386	23,586	<b>23,586</b>
<b>Annualised Housing Target over Plan Period</b>																					
Local Plan	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	<b>19,500</b>
<b>Annualised Housing Target taking Account of Actual / Predicted Completions</b>																					
Local Plan	990	1,014	1,036	1,047	1,072	1,109	1,144	1,141	1,079	1,004	922	834	727	611	469	284	-84	-796	-2,886	-4,086	
<b>Comparison of Actual / Predicted Completions against Annualised Housing Target</b>																					
Local Plan	-281	-419	-344	-108	-296	-975	-316	199	855	855	767	646	608	448	348	233	413	365	320	225	

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

# South Cambridgeshire Housing Trajectory 2011-2031

■ Actual Completions  
■ Predicted Completions  
— PLAN: Annualised Housing Target  
— MANAGE: Annual Requirement taking account of Completions



**Appendix 2 – Detailed housing trajectory tables for Cambridge**





Table C3: Cambridge Urban Area, New Allocations

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Total Estimated Completions (2017/18 - 2030/31)	Five Year Supply: 2017/18 - 2021/22	Availability	Salability	Achievability	Comments		
N/A	R5		Camfields Resource Centre and Oil Depot 137-139 Ditton Walk	0.86	UK	35	0	35	0	0	0	0	0	15	20	0	0	0	0	0	0	0	0	35	0	Y	Y	Y	Site is developable.		
N/A	R8		149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	0.76	UK	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	33	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-240 & RD-SCG-251). Site is developable.		
N/A	R10		Mill Road Depot and adjoining properties, Mill Road	2.70	UK	84	0	84	0	0	27	27	29	0	0	0	0	0	0	0	0	0	0	84	84	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-150) and consultation on a draft Planning and Development Framework has been completed. Site is deliverable.		
						167	0	167	0	0	54	55	58	0	0	0	0	0	0	0	0	0	0	167	167						
N/A	R11		Horizon Resource Centre, 285 Coldham's Lane	0.82	UK	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	40	0	Y	Y	Y	Site is developable.		
N/A	R14		BT Telephone Exchange and car park, Long Road		UK	21	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	21	0	Y	Y	Y	Additional capacity: see site 5.06 in table C2 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-281). Site is developable.		
N/A	R16		Cambridge Professional Development Centre, Foster Road	1.49	UK	67	0	67	0	0	0	0	0	0	0	0	0	0	15	20	17	15	0	67	0	Y	Y	Y	Site is developable.		
N/A	R17		Mount Pleasant House, Mount Pleasant	0.57	UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Site has been removed from proposed allocations and allocated for student accommodation as part of the examination of the Cambridge Local Plan 2014		
N/A	M2		Clifton Road Area	9.43	UK	550	0	550	0	0	0	0	0	50	60	70	70	60	60	60	60	60	0	550	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-160). Site is developable.		
N/A	M3	13/1250/OUT 14/1648/REM	Michael Young Centre, Purbeck Road	1.30	A	37	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2015/16		
			Total - Michael Young Centre, Purbeck Road			95	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
N/A	M5		82-88 Hills Road and 57-63 Bateman Street	0.58	UK	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	20	0	20	0	Y	Y	Y	Site is developable.
N/A	R6		636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	1.01	UK	75	0	75	0	0	0	0	0	0	0	0	0	0	15	20	20	20	0	75	0	Y	Y	Y	Site is developable.		
N/A	R12	16/1904/OUT	Ridgeons, Cromwell Road	3.27	UK	217	0	217	0	0	0	22	70	75	50	0	0	0	0	0	0	0	0	217	92	Y	Y	Y	Part of site R12 in the Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-200) and a site specific SPD has been approved. Site is developable.		
N/A	R21		315-349 Mill Road and Brookfields	2.18	UK	98	0	98	0	0	0	0	0	0	0	25	50	23	0	0	0	0	0	98	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-230). Site is developable.		
			<b>Total</b>			<b>1418</b>	<b>95</b>	<b>1323</b>	<b>0</b>	<b>0</b>	<b>54</b>	<b>77</b>	<b>128</b>	<b>140</b>	<b>130</b>	<b>95</b>	<b>120</b>	<b>83</b>	<b>90</b>	<b>100</b>	<b>160</b>	<b>146</b>	<b>0</b>	<b>1323</b>	<b>259</b>						
																													<b>Five Year Supply Total</b>		

M = Market Housing, A = Affordable Housing, UK = Unknown



**Table C5: Cambridge Fringe Sites, New Allocations**

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Total Estimated Completions (2017/18 - 2030/31)	Five Year Supply: 2017/18 - 2021/22	Availability	Suitability	Achievability	Comments
	GB1		Land north of Worts' Causeway	7.84	U/K	200	0	200	0	0	60	80	60	0	0	0	0	0	0	0	0	0	0	200	200	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-090). Site is deliverable.
	GB2		Land south of Worts' Causeway	6.80	U/K	230	0	230	0	0	0	50	50	50	50	30	0	0	0	0	0	0	0	230	100	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-090). Site is deliverable.
	R42c	14/1792/FUL	Glebe Farm 2	0.83	M	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Y	Y	Y	Completed 2016/17
			<b>Total - Glebe Farm 2</b>			<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	
<b>Total</b>						<b>460</b>	<b>30</b>	<b>430</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>130</b>	<b>110</b>	<b>50</b>	<b>50</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>430</b>	<b>300</b>				
									<b>Five Year Supply Total</b>					<b>300</b>															

**Summary - Cambridge Fringe Sites by Locality**

Site Name and Address	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Total Estimated Completions (2017/18 - 2030/31)
NIAB - Main	1593	0	1593	0	0	0	84	180	250	250	250	250	250	79	0	0	0	0	1593
NIAB - Frontage	187	153	34	0	0	0	0	34	0	0	0	0	0	0	0	0	0	0	34
NW - Cambridge University	1849	73	1776	613	118	145	245	245	210	160	40	0	0	0	0	0	0	0	1776
<b>Total - North West Cambridge</b>	<b>3629</b>	<b>226</b>	<b>3403</b>	<b>613</b>	<b>118</b>	<b>145</b>	<b>329</b>	<b>459</b>	<b>460</b>	<b>410</b>	<b>290</b>	<b>250</b>	<b>250</b>	<b>79</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3403</b>
Cambridge East Land North of Cherry Hinton	780	0	780	0	0	0	0	60	132	132	132	132	132	60	0	0	0	0	780
Cambridge East - Land at Coldham's Lane	57	0	57	0	57	0	0	0	0	0	0	0	0	0	0	0	0	0	57
<b>Total - Cambridge East</b>	<b>837</b>	<b>0</b>	<b>837</b>	<b>0</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>132</b>	<b>132</b>	<b>132</b>	<b>132</b>	<b>132</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>837</b>
Clay Farm	2169	1300	869	494	106	122	74	73	0	0	0	0	0	0	0	0	0	0	869
Trumpington Meadows	559	452	107	42	0	0	0	65	0	0	0	0	0	0	0	0	0	0	107
Glebe Farm	317	317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bell School Site	270	143	127	38	56	33	0	0	0	0	0	0	0	0	0	0	0	0	127
<b>Total - Southern Fringe</b>	<b>3315</b>	<b>2212</b>	<b>1103</b>	<b>574</b>	<b>162</b>	<b>155</b>	<b>74</b>	<b>138</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1103</b>
Land north of Wort's Causeway	200	0	200	0	0	0	60	60	0	0	0	0	0	0	0	0	0	0	200
Land south of Wort's Causeway	230	0	230	0	0	0	50	50	50	50	30	0	0	0	0	0	0	0	230
<b>Total - South East</b>	<b>430</b>	<b>0</b>	<b>430</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>130</b>	<b>110</b>	<b>50</b>	<b>50</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>430</b>
<b>Total - Fringe Sites</b>	<b>8211</b>	<b>2438</b>	<b>5773</b>	<b>1187</b>	<b>337</b>	<b>360</b>	<b>533</b>	<b>767</b>	<b>642</b>	<b>592</b>	<b>452</b>	<b>382</b>	<b>382</b>	<b>139</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5773</b>
				<b>Five Year Supply Total</b>					<b>3184</b>										

M = Market Housing, A = Affordable Housing, U/K = Unknown

**Table C6: Cambridge Windfall**

Site No	Application Number	Site Name and Address	Net Site Area (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Total Estimated Completions (2017/18 - 2030/31)	Five Year Supply: 2017/18 - 2021/22	Availability	Suitability	Achievability	Comments	
<b>Identified Windfall - Large Sites Over 50 dwellings</b>																													
	07/1223/REM & 05/1336/OUT & 13/6001/S106BA	Cambridge Water Company, Rustat Road	1.20	M	135	135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
				A	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2016/17	
<b>Total - Cambridge Water Company, Rustat Road</b>					<b>143</b>	<b>143</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>					
<b>Identified Windfall - Small Sites (10 to 49 dwellings)</b>																													
	12/0730/FUL	115-119 Perne Road	0.11	M	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2016/17	
	15/0120/FUL	186-188 Histon Road	0.07	M	13	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	The application consists of two demolitions and the construction of 13 residential units. Two demolitions were recorded in the 2016/17 monitoring year. Under construction. Site is deliverable.
	14/0195/FUL	394-398, Mill Road and 8 Montreal Road	0.10	M	17	0	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	17	Y	Y	Y	The application consists of four demolitions and the construction of 17 residential units. 4 demolitions were recorded in the 2016/17 monitoring year. Under construction. Site is deliverable.
	13/1139/FUL	132-136 Newmarket Road	0.04	M	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2016/17	
	12/1368/FUL	55-57 Regent Street	0.23		13	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	Under construction. Site is deliverable.
	13/1405/FUL	Aylesborough Close	0.76	M	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				Completed 2016/17. Demolitions recorded in 2014/15.	
				A	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A		N/A
<b>Total - Aylesborough Close</b>					<b>35</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>					
	14/1995/FUL	Land And Buildings To Rear Of 1 - 5 Napier Street and Adjacent To 1A Napier Street (Tredgold Lane).	0.06	M	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2016/17
	14/1878/FUL	Land Between 60 - 68 Victoria Road	0.03	M	10	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	N/A	N/A	N/A	Completed 2017/18
	15/0363/FUL	Land At 21 To 23 Milton Road	0.10	M	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2016/17
	14/0159/FUL	Anstey Hall Farm Barns, Grantchester Road	1.89	M	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2016/17
	15/2321/FUL	Eastfield, Chesterton	U/K	A	34	0	34	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34	Y	Y	Y	The application is for the demolition of 26 units and the erection of 50 units. As at 2016/17 16 units had been demolished and 0 built. The net total of minus 16 units has been recorded in the completions for 2016/17. This leaves a net total of 34 units to be delivered. Site is under construction.
	15/2350/FUL	Crossway Gardens, Anstey Way	U/K	M	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2016/17
	16/0641/FUL	68-80 Perne Road	0.28	M	13	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	Site is deliverable.
<b>Total: Identified Windfall - Small Sites (10 to 49 dwellings)</b>					<b>206</b>	<b>106</b>	<b>100</b>	<b>57</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>				
<b>Identified Windfall - Very Small Sites (0 to 9 dwellings) with planning permission</b>																													
		With planning permission and under construction			114	0	114	86	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114	114	Y	Y	Y	Deliverable sites.
		With planning permission - not under construction (minus 10%)			48	0	48	5	12	16	10	5	0	0	0	0	0	0	0	0	0	0	0	48	48	Y	Y	Y	Deliverable sites.
<b>Total: Identified Windfall - Very Small Sites (0 to 9 dwellings) with planning permission</b>					<b>162</b>	<b>0</b>	<b>162</b>	<b>91</b>	<b>40</b>	<b>16</b>	<b>10</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>	<b>162</b>				
<b>Planning permissions granted between 1 April 2017 and 30 October 2017</b>																													
	17/0111/FUL	503 Coldham's Lane	0.16	M	14	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Y	Y	Y	Approved at planning committee 31 August 2016. Site under construction. Site is deliverable.
	16/0617/FUL	Haying House, Fen Road	0.41	M	13	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	one unit and construction of 14 creating a net of 13 units.
	17/0172/FUL	34-36 Madingley Road	0.35	M	14	0	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Y	Y	Y	Approved at planning committee 5 October 2016. Site is deliverable.
		Planning applications for 9 or less dwellings (minus 10%)			50	0	50	0	0	5	10	30	5	0	0	0	0	0	0	0	0	0	0	50	45	Y	Y	Y	Deliverable sites.
<b>Total: Planning permission granted between 1 April 2017 and 30 October 2017</b>					<b>91</b>	<b>0</b>	<b>91</b>	<b>0</b>	<b>14</b>	<b>18</b>	<b>24</b>	<b>30</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>91</b>	<b>86</b>				
<b>Windfall Allowance</b>																													
		Windfall - North Cambridge			278	0	278	0	0	0	0	0	31	31	30	31	31	31	31	31	31	31	0	278	0	Y	Y	Y	
		Windfall - East Cambridge			308	0	308	0	0	31	0	0	31	30	31	30	31	31	31	31	31	31	0	308	31	Y	Y	Y	
		Windfall - South Cambridge			339	0	339	0	0	0	31	31	30	31	31	31	30	31	31	31	31	31	0	339	62	Y	Y	Y	
		Windfall - West Cambridge			369	0	369	0	0	30	31	30	31	31	31	31	31	30	31	31	31	31	0	369	91	Y	Y	Y	
<b>Total - Unidentified Windfall - Small Sites 10-49 dwellings</b>					<b>1294</b>	<b>0</b>	<b>1294</b>	<b>0</b>	<b>0</b>	<b>61</b>	<b>62</b>	<b>61</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>124</b>	<b>124</b>	<b>124</b>	<b>0</b>	<b>1294</b>	<b>184</b>					
<b>Total Windfall</b>					<b>1896</b>	<b>249</b>	<b>1647</b>	<b>148</b>	<b>97</b>	<b>95</b>	<b>96</b>	<b>96</b>	<b>128</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>124</b>	<b>124</b>	<b>124</b>	<b>0</b>	<b>1647</b>	<b>532</b>					
												<b>Five Year Supply Total</b>					<b>532</b>												

M = Market Housing, A = Affordable Housing, U/K = Unknown

## Appendix 3 – Supporting site commentaries for Cambridge

### Summary of Sites

Cambridge City Council aims to ensure that the housing trajectory is as robust and realistic as possible. Letters and questionnaires are sent to agents, developers or landowners of sites (as part of the Council's Annual Monitoring Report) asking them to provide details on whether their site is deliverable, available, achievable and viable (as set out in the National Planning Policy Framework (NPPF)<sup>3</sup>), and their expected delivery timetable, based on the latest understanding of any constraints, including market conditions. A joint questionnaire is sent by Cambridge City Council and South Cambridgeshire District Council to sites on the edge of Cambridge that span the two local authorities.

For the small number of sites where the Council does not receive a completed questionnaire, annual completions are estimated based on survey data collected by Cambridgeshire County Council's Research and Monitoring Team; information included within the planning application; representations to the relevant section of the Local Plan; or information known by the case officer. Where questionnaires are returned, but they are considered unrealistic and unreliable, the Council takes a cautious approach and discusses these sites with case officers.

Below is a summary of each site contained within the housing trajectory tables. The site summaries are shown in housing trajectory order and outline any new developments on the sites and general comments.

References within this document which begin with the prefix 'RD/' can be found in the Councils' joint Reference Document Library, located on Cambridge City Council's website at <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library><sup>5</sup>.

Additionally, there are also references to the document M8/CCC&SCDC. This is the Councils' joint hearing statement, produced for the hearing sessions concerning Matter 8: Housing Land Supply and Delivery as part of the examination of the Local Plans. This document and supporting appendices and supplements can be found at: <https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery>.

---

<sup>3</sup> Paragraph 47 of the National Planning Policy Framework.

<sup>4</sup> The reference document library comprises the evidence base and supporting documents that were used in the production of the Cambridge Local Plan 2014: Proposed Submission and the South Cambridgeshire Submission Local Plan (July 2013). The reference document library will be updated throughout the examination process and additional sections will be added.

<sup>5</sup> The reference document library comprises the evidence base and supporting documents that were used in the production of the Cambridge Local Plan 2014: Proposed Submission and the South Cambridgeshire Submission Local Plan (July 2013). The reference document library will be updated throughout the examination process and additional sections will be added.

## Cambridge Urban Area, Existing Allocations (see table C2)

- **CUP site Clarendon Road**

This parcel of land is allocated as site 5.01 in the 2006 Local Plan. All 409 residential units on the site were completed as of the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

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

This parcel of land is allocated as site 5.02 in the 2006 Local Plan and as site R7 in the Cambridge Local Plan 2014: Proposed Submission. The allocation of this site is supported by LaSalle Investment Management (Representation 25384 to the Cambridge Local Plan 2014: Proposed Submission consultation). The Council has agreed a statement of common ground with LaSalle Investment Management (RD/SCG/140) with regard to this site. It is agreed that the most likely current time-frame for development is 2023 to 2025 due to the multiple leases on-site and the relocation needs of existing users. There is scope for vacant possession and/or break clauses in leases to allow for development to take place. It is agreed that the existing lease arrangements and relocation of existing uses from the site would not preclude the site's developability within the plan period. Alternative locations are currently being explored and all current occupiers are aware of the development intentions. There is scope within existing employment sites in the city, including land in Cambridge City Council ownership, for the relocation of uses through redevelopment and densification. The site is phased later in the plan period to allow for relocation of uses.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site will be available by 2023 and it is anticipated that development could be completed by 2025 (M8/CCC&SCDC, Appendix 9, page 116 - 117). The site is phased later in the plan period to allow for relocation of uses.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 52 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.02. The site was considered developable after 2016. Pages 125-140 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 61 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner in a statement of common ground (RD/SCG/140).

- **British Telecom, Cromwell Road**

This parcel of land is allocated as site 5.03 in the 2006 Local Plan. All 136 residential units on the site were completed as of the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **379-381 Milton Road**

This parcel of land is allocated as site 5.04 in the 2006 Local Plan and as site M1 in the Cambridge Local Plan 2014: Proposed Submission. WFM Motors (Representation 26624 to the Cambridge Local Plan 2014: Proposed Submission consultation) expressed their intentions in 2013 to develop the site as 100% housing within the plan period and confirmed that the lease for the current tenant expires on 24 December 2019 and can be broken on 25 December 2015. The site is occupied by EMG Motor Group. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site is phased later in the plan period to allow for relocation of uses. The housing trajectory currently indicates that that development could be undertaken between 2025 and 2027.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 52 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.04. The site was considered developable. Pages 433–449 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 64 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through their representation 26624 (Cambridge Local Plan 2014: Proposed Submission consultation). The site is in close proximity to the forthcoming station at Cambridge Northern Fringe East and dependant on the relocation of the existing use.

- **Cambridge City Football Ground, Milton Road**

This parcel of land is allocated as site 5.05 in the Cambridge Local Plan 2006 and as site R3 in the Cambridge Local Plan 2014: Proposed Submission. The development was completed in the 2016/17 monitoring year.

- **British Telecom, Long Road**

This parcel of land is allocated as site 5.06 in the 2006 Local Plan and as site R14 in the Cambridge Local Plan 2014: Proposed Submission with the addition of a car park to the allocation. The current parcel of land known as site 5.06 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission can be found in table C3 of the housing trajectory as site R14 (Cambridge Urban Area, New Allocations).

The Council has agreed a statement of common ground with Telereal Trillium on behalf of British Telecom (RD/SCG/280), which confirms that the site can be developed within the plan period. It has been confirmed that underground cabling is not an uncommon occurrence on such sites and can be addressed as part of development. Any local issues with surface water management can also be addressed through the development management process and through use of sustainable urban drainage systems. The site is phased later in the plan period to allow for relocation of uses.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Telereal Trillium have confirmed that the site will be available for development towards the end of the Plan Period. It is anticipated that development on the site could be completed by 2030/31.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.06 and CC583 (the car park). The site was considered developable. Pages 242-257 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 53 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through their statement of common ground (RD/SCG/280) and last year's response to the housing trajectory.

- **Willowcroft, Histon Road**

This parcel of land is allocated as site 5.07 in the 2006 Local Plan and as site R2 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. Site 5.07 was assessed and allocated for 67 residential units net. The remainder of the site (CC 312 – SHLAA 2013) was assessed as being capable of providing 11 additional net units. This information can be found in table 5 of the SHLAA 2013 (RD/STRAT/140, page 52). In combination, these sites were allocated as site R2 in the Cambridge Local Plan 2014: Proposed Submission and are capable of providing a total of 78 residential units (net). The site is owned by ATS Euromaster, Skymond Ltd and Murketts.

Multiple ownership of the site has meant that the site is coming forward in small parcels. Planning permission was granted at Cambridge City Council's (14/1254/FUL amended through 15/1286/FUL) planning committee for 15 flats (14 net). A further application was approved for 21 units (15/1369/FUL amended through application 17/0412/S73) adjacent to this site. This site will be developed by BPHA as 17 shared ownership units and 4 affordable rent units. In addition, ATS Euromaster has replied to the housing trajectory survey noting that a further portion of the site will become available for development within the next 12 months.

Murketts Ltd stated in their response to the Cambridge Local Plan 2014: Proposed Submission consultation (representation 27853) that they currently have no plans to bring the car dealership site forward for redevelopment. However, with the change in trading conditions (such as dealers holding less stock) and the changing maintenance requirements (vehicles have longer service intervals); they are finding that the existing site is no longer being utilised to its full potential. They therefore envisage that in the future, the business could downsize to a smaller site, enabling the existing site to come forward for redevelopment. This would occur before 2031.

The Council's assessment of the overall allocation site identifies the net capacity as 78. This assessment includes the demolition of any residential units currently on site. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:



Available - In a response to the housing trajectory questionnaire, ATS Euromaster have confirmed that a large portion of the site will be available within 12 months and it is anticipated that development on this portion of the site could be completed by 2024/25. The council has taken a cautious approach to this information to allow for the approval of planning applications, construction for current approved applications to be completed and the relocation of any existing businesses.. The parcels of land with planning permission are considered deliverable within five years in accordance with footnote 11 to paragraph 47 of the NPPF:

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.07. The site was considered developable subject to landowners' intentions. Pages 42-57 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating), this is also evidenced by the submission and approval of planning applications on part of the site.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 59 of RD/Strat/150). Part of the site with planning permission is considered deliverable within the five year period and evidenced through this year's response to the housing trajectory.

- **Territorial Army, Cherry Hinton Road**

This parcel of land is allocated as site 5.08 in the Cambridge Local Plan 2006. The landowners have informed the Council that they have no intention to develop the site in the plan period. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Travis Perkins, Devonshire Road**

This site is allocated as site 5.09 in the Cambridge Local Plan 2006 and site R9 in the Cambridge Local Plan 2014: Proposed Submission. The site is currently home to a builders' merchants. Application 11/1294/FUL was granted permission for 43 units in April 2014. More recently application 16/1947/S73 was approved in April 2016 to vary some conditions associated with the application. Delivery of the site is expected within five years.

In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered deliverable for the following reasons:

Available - The landowners have a current planning application on the site for the development of residential units and are currently actively investigating relocation options for their business.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 46 of RD/Strat/140) as site 5.09. The site was considered deliverable. Pages 157-172 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable – Viability was addressed as part of the approved planning applications 11/1294/FUL & 16/1947/S73.

- **Caravan Park, Fen Road**

This parcel of land is allocated as site 5.11 in the 2006 Local Plan. The landowners have informed the Council that they have no intention to develop the site in the plan period. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Police Station, Parkside**

This parcel of land was allocated as site 12.2 in the 1996 Local Plan and is currently allocated as site 5.12 in the 2006 Local Plan. These allocations also included the fire station, which has now been developed. The police station is allocated as site M4 in the Cambridge Local Plan 2014: Proposed Submission. The Council agreed a statement of common ground with Cambridgeshire Constabulary Estates (RD/SCG/120) with regard to this site, which confirms that the redevelopment of the site is achievable within the plan period.

The police station is likely to be vacated by the Police Service for a number of reasons: The nature of policing has significantly changed since the building was first occupied and as a result the building and its internal layout no longer provide the level and standard of accommodation required to meet the needs and expectations of the occupying departments. The lifespan of the existing buildings on the site is also limited, due to the nature of the building's construction and the significant likely cost of remedial works to bring the building up to modern standards.

The population served by this division is anticipated to increase by some 25% over the next decade with the creation of Northstowe and the Cambridge fringe developments; this will have a significant impact on the operational needs of the Southern Division of Cambridgeshire Police. Furthermore, the site's location in the city centre makes it increasingly difficult to respond to calls within all areas of the Southern Division within an appropriate response time.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Cambridgeshire Constabulary Estates confirmed that the site will be available for development in 2020. The Council expects with first completions in 2022/23 to take into account the time needed to find a new site, submit and approve planning applications and construction and relocation.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.12. The site was considered developable. Pages 486–503 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 66 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner as evidenced through this year's response to the housing trajectory and the statement of common ground (RD/SCG/120).

- **Fire Station, Parkside**

This parcel of land is allocated as part of site 5.12 in the Cambridge Local Plan 2006. 99 residential units were completed on the site in 2012/13.

- **Milton Infant & Junior School, Milton Road**

This site is allocated as site 5.13 in the 2006 Local Plan. The original approved application (07/0328/FUL) for the site was for an 88 bed care home and 67 flats with community facility. Part of the application has been built out (the care home). An application for a 133 unit aparthotel and 5 residential townhouses under application 14/0052/FUL was allowed at appeal on 23 June 2015. A further application (16/1966/S73) was approved in April 2017 to replace the approved drawings with new drawings.

The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.13. The site is considered deliverable under the definition of footnote 11 to paragraph 47 of the NPPF. The site was not allocated in the Cambridge Local Plan 2014: Proposed Submission as it was under the threshold for allocation. Delivery of the 5 townhouses is expected in 2020.

- **Ridgeons, Cavendish Road/Cromwell Road**

This parcel of land is allocated as site 5.14 in the 2006 Local Plan and as site R12 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. The current parcel of land known as site 5.14 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations).

Site R12 Ridgeons (75 Cromwell Road) houses a builders' merchant. Cambridge City Council and Ridgeons Ltd signed a statement of common ground with regard to this site (RD/SCG/200). This year's housing trajectory response from Ridgeons confirms that a replacement site has been secured and that the site will be available for development earlier than anticipated. The development will be carried out by a housebuilder, following the sale of the site.

Consultation on the Ridgeons site, Cromwell Road draft Planning and Development Brief (SPD) was held between 18 January 2016 and 7 March 2016. The final draft version of the SPD was approved at Development Plan Scrutiny Sub Committee on 21 July 2015. The Council Plans to adopt the document as an SPD once the Local Plan 2014 has been adopted. In the interim, the Planning and Development Brief can be used as guidance to inform the submission of planning applications on the site. An outline planning application (16/1904/OUT) has been submitted for the erection of up to 245 dwellings, including affordable housing, a nursery and/or community facility, open

space, car parking, cycle parking & associated works and is currently pending consideration.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available – In a response to the housing trajectory questionnaire, Ridgeons confirmed that a replacement site has been secured and that the site will be available for development. Completions are expected to commence within five years. The development will be carried out by a housebuilder, following the sale of the site. An outline planning application (16/1904/OUT) is currently pending consideration.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.14 and site 5.14 and CC922 respectively. The site was considered developable. Pages 208-224 and 29–48 of the Technical Background Documents (RD/LP/260 and RD/LP/310) also provide an assessment of the site and show that the site has an overall rating of green in both RD/LP/260 and RD/LP/310. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 47 of RD/Strat/150) and confirmed as developable through the statement of common ground (RD/SCG/200), delivery of the site is expected to commence within a five year timeframe, as confirmed by the landowner and in response to this year's housing trajectory.

- **Henry Giles House, Chesterton Road**

This parcel of land is allocated as site 5.15 in the 2006 Local Plan and as R4 in the Cambridge Local Plan 2014: Proposed Submission. The Council has agreed a statement of common ground with Telereal Trillium (RD/SCG/270) with regard to the majority of this site, which confirms that the redevelopment of the Henry Giles House element of the site is achievable within the plan period. Employment uses on site can be relocated to other employment sites in Cambridge, including those subject to redevelopment and densification. There is scope for vacant possession and break clauses to allow development to come forward.

Consultation on the draft Mitcham's Corner Development Framework (SPD) was held between 5 September and 17 October 2016. The final draft version of the SPD was approved at Development Plan Scrutiny Sub Committee on 25 January 2017. The Council Plans to adopt the document as an SPD once the Local Plan 2014 has been adopted. In the interim, the Planning and Development Brief can be used as guidance to inform the submission of planning applications on site R4: Henry Giles House.

In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - Telereal Trillium have contributed to the Mitcham's Corner Development Framework (SPD) concerning general development principles for the area and through this continue to support the allocation at Henry Giles House. The Council has taken a cautious approach to delivery on this site and anticipates that development on the site could be completed by 2022/23 outside the 5 year period.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.15. The site was considered developable. Pages 75-90 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding and location within Air Quality Management Area. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 60 of RD/Strat/150). Telereal Trillium have contributed towards the development principles included in the Mitcham's Corner Development Framework (SPD), which supports the improvement and enhancement of the area.

- **Junction of Cherry Hinton Road and Hills Road (The Marque)**

This parcel of land is allocated as site 5.16 in the 2006 Local Plan. 133 residential units were completed on this site in the 2013/14 monitoring year. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **295 Histon Road**

This parcel of land is allocated as site 5.17 in the 2006 Local Plan and as site R1 in the Cambridge Local Plan 2014: Proposed Submission for 32 residential units (net). An outline planning application (15/0519/OUT) was approved on 29 September 2016 and includes the demolition of all structures on site (1 residential unit) and the development of 27 dwellings. The net number of residential units on-site is 26.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission, and aims to complete development within five years.

- **Sandy Lane**

This parcel of land is allocated as site 5.18 in the 2006 Local Plan. It is not allocated in the Cambridge Local Plan 2014: Proposed Submission. There are a number of live planning applications on the Sandy Lane site. Some of applications on this site overlap each other so the final figure is unknown:

- 03/0406/FUL: Erection of 18 No. 4 and 5 bedroom dwellings following demolition of existing workshops;
- 03/1241/FUL: Erection of five dwelling houses following demolition of existing industrial buildings;
- 06/1305/FUL: Erection of seven one-bedroomed flats with associated parking (adjacent to 3 and to the rear of 5, 7, 9 and 11 Montague Road);
- 06/0544/FUL: Erection of one 5-bedroom house;
- 09/1024/EXP: still pending determination (06/0544/FUL).

From analysing the various applications, it is reasonable to assume that 23 units could come forward on the site. This would comprise application 03/0406/FUL (18 units) and 03/1241/FUL (5 units). These applications do not overlap site boundaries.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable. The site is suitable for housing, has planning permission and a visit to the site in July 2015 showed that hoardings have now been erected around the periphery of the site. The Council has sought legal advice on this site, which confirmed that commencement/implementation had taken place in 2009. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 54 of RD/Strat/140) as site 5.18.

- **Site 7.01: New Street/Newmarket Road**

This parcel of land is allocated as site 7.01 in the Cambridge Local Plan 2006, the allocation comprises multiple applications, which total 121 residential units. All sites were completed as of the 2016/17 monitoring year.

- **Betjeman House, Hills Road**

This parcel of land is allocated as site 7.02 in the Cambridge Local Plan 2006 and as site R44 (modified to M44) in the Cambridge Local Plan 2014: Proposed Submission. Currently in use as offices, the site is 1.17 hectares and capable of providing 156 residential units.

Betjeman House, Broadcasting House, Botanic House and the Flying Pig Public House are already the subject of a partially implemented planning permission. The consent (06/00552/FUL) is for redevelopment to provide mixed use scheme comprising 156 residential units (including 40% affordable housing), B1 office use; retail / food and drink (Classes A1; A3 and A4 uses, including retention of 'Flying Pig' Public House), and new community use, together with associated basement car parking and servicing; amenity space (external and internal) with associated hard and soft landscaping; including re-location of the war memorial and provision of public art respectively. The application site did not include Francis House or its rear car park, which was acquired by the current landowner in September 2010.

A subsequent Section 73 planning permission (08/1058/S73) was granted on 23 October 2008 to vary various planning conditions to allow the office element of the approved scheme to be constructed as the first phase of the development (i.e. the now completed New Botanic House). These planning permissions have been implemented by virtue of the clearance of all relevant pre-commencement conditions and the construction of phase 1 of the development.

In terms of what is currently on the site, the Francis House building has recently been comprehensively refurbished and is now occupied by Siemens Plc, with their lease running until 2023. This part of the overall site will therefore not be available for redevelopment for some time. The Francis House part of the site, whilst currently in office use, is regarded by the landowners as being the most suitable for potential future residential use, subject to viability and prevailing market conditions.

Betjeman House is occupied less intensively on a short term lease basis by various companies. This building and its surrounding land, including Ortona House and The Flying Pig Public House, has been subject to very early draft proposals, which have already been the subject of initial discussions with the Council's Development Management Officers.

In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the site will be developed in three phases with housing completions on the residential section of the site expected in 2029/30 and 2030/31.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available – In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the site is available for development. The site will be developed in three phases with housing completions on the residential section of the site expected in 2029/30 and 2030/31. The landowner is working with the Council to produce a Supplementary Planning Document for the development area.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed as site 7.02 in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 55 of RD/Strat/140). The site was considered developable.

Achievable and Viable - The site is viable and achievable, and was confirmed as developable by the landowner through this year's housing trajectory return.

- **Coldham's Lane/Newmarket Road**

This parcel of land is allocated as site 7.03 in the Cambridge Local Plan 2006. This site was redeveloped as a hotel and is therefore no longer available for residential development. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Mitcham's Corner**

This parcel of land is allocated as site 7.04 in the Cambridge Local Plan 2006. Planning applications 14/0506/FUL (approved on 9 July 2014) for retail development, provision of medical practitioner facility and car parking and 14/0543/FUL (approved on 14 October 2014) for student accommodation, A1 food retail and bicycle and car parking, have now been completed. This allocation is no longer available for residential development. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **West Cambridge, Madingley Road**

This parcel of land is allocated as site 7.06 in the Cambridge Local Plan 2006. The site has been allocated in the Local Plan 2014: Proposed Submission as site M13 for University and research uses. No further residential accommodation is expected on this site.

- **Leckhampton House Grounds**

This parcel of land is allocated as site 7.07 in the Cambridge Local Plan 2006. The landowners have informed the Council that they have no intention to develop the site for residential use. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Grange Farm off Wilberforce Road**

This parcel of land is allocated as site 7.09 in the Cambridge Local Plan 2006. This site has been allocated in the Local Plan 2014: Proposed Submission as site U3 for student accommodation. No further residential accommodation is expected on this site.

- **Land Around 16 Mill Lane**  
Allocated as site 7.10 in the Cambridge Local Plan 2006. Following proposed modifications to the Local Plan 2014, this site has been allocated as site U3 for student accommodation. No further residential accommodation is expected on this site.
- **Brunswick Site**  
This parcel of land is allocated as site 7.11 in the Cambridge Local Plan 2006. The 205 residential units on site were fully completed in the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.
- **Magnet Warehouse, Mill Road**  
This parcel of land is allocated as site 7.12 in the 2006 Local Plan. A larger parcel of land has been allocated as R21 in the Cambridge Local Plan 2014: Proposed Submission, which encompasses some of site 7.12.

Table C2 of the housing trajectory updates progress on the original allocation (7.12). The remaining parcel of land at site R21 (315-349 Mill Road) is owned by Cambridgeshire Community Services NHS Trust (the Trust); progress on this portion of the site can be found under site reference R21 in table C3 of the housing trajectory. Approximately half of the original allocation for site 7.12 (Table C2 of the housing trajectory) has planning permission for a mosque (planning permission 11/1348/FUL for 309 – 313 Mill Road), which is now being built. The McLaren Group has an option on the remaining portion of land owned by The Cooperative Group. This land at 315 - 349 Mill Road now also has planning permission (14/1496/FUL) for student housing development consisting of 270 student rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access. The planning application was approved at appeal in January 2016 and is now being built. Therefore this portion of the site is no longer available for residential development.

- **64-66 Peverel Road**  
This parcel of land is allocated as site 9.14 in the Cambridge Local Plan 2006. Planning application 13/1594/FUL was approved and a Section 106 agreement signed on 3 October 2014 for B1 building use for Marshall Aerospace and Defence Group. The site is not available for residential development; as a result, this allocation was not taken forward into the Local Plan 2014: Proposed Submission.
- **Station Area – Blue Phase**  
This site is allocated as site 9.10 and 9.15 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission. The 169 residential units were completed in the 2015/16 monitoring year.
- **Station Area – Pink Phase**  
This site is allocated as site 9.10 and 9.15 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission.

Planning application 13/1034/REM was approved on 10 January 2014 for part of the Pink Phase of the CB1 development. The application comprised 137 residential units and was completed in 2016.



An application for blocks I1 and K1 proposing 89 residential units (15/1759/FUL) is currently pending consideration.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission. Development is likely to be completed within five years.

### Cambridge Urban Area, New Allocations (see table C3)

- **Camfields Resource Centre and Oil Depot 137-139 Ditton Walk**

This parcel of land is a new allocation (R5) in the Cambridge Local Plan 2014: Proposed Submission. This site is considered to be capable of providing 35 residential units. The site has two owners, one of which is Cambridgeshire County Council. The delivery of the site is expected outside the council's five year supply.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - The Council understands that the landowners have been in discussions to enable comprehensive development of the whole allocation. In a response to the housing trajectory questionnaire, agents acting on behalf of the oil depot have confirmed that the site will be available for development. The oil depot was recently removed from the hazardous installations list by the Health and Safety Executive.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 69 of RD/Strat/130 and page 65 of RD/Strat/140) as site 906. The site was considered developable. Pages 91–107 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding, contamination and impact on green space. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 52 of RD/Strat/150) and confirmed as developable outside a five year timeframe as detailed in a response to the housing trajectory survey.

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

This parcel of land is a new allocation (R8) in the Cambridge Local Plan 2014: Proposed Submission. The site is jointly owned by Swiss Laundry and British Telecom. This site is considered to be capable of providing 33 residential units.

The Council has agreed a statement of common ground (RD/SCG/240) with Swiss Laundry Ltd. Swiss Laundry Ltd made representation 26840 (Cambridge Local Plan 2014: Proposed Submission consultation) with regard to site R8. They confirmed that the site could be made available for redevelopment during the plan period to 2031 if Swiss Laundry could find a suitable alternative site, for either all or part of its existing operation, and would relocate provided such a move is viable. It is agreed that the existing uses on the site do not preclude the site's developability within the plan period.

The Council has also agreed a statement of common ground with Telereal Trillium on behalf of British Telecom (RD/SCG/250) confirming that the most likely current time-frame for development is 2029 to 2031, although it is possible that development will come forward earlier.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - Swiss Laundry have confirmed that the site will be available for development, and it is anticipated that development could be completed by 2030. The site is phased later in the plan period to allow for relocation of uses however, the Council understands that the site could come forward earlier.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 37 of RD/Strat/130 and page 36-37 of RD/Strat/140) as sites 081 and 087. The sites were considered developable. Pages 141-107 of the Technical Background Documents (RD/LP/260) also provide an assessment of the site known as 149 Cherry Hinton Road and shows that it has an overall rating of green. Pages 9-28 of the Technical Background Document Supplement (RD/LP/310) assess an expanded version of the site, which includes the telephone exchange and also produces an overall site rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 35 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowners through the statements of common ground (RD/SCG/240 and 250).

- **Mill Road Depot and Adjoining Properties, Mill Road**

This parcel of land was previously allocated in the 1996 Local Plan (Site 6.24), but was not allocated in the Cambridge Local Plan 2006. A change in circumstances led to a new allocation (R10) in the Cambridge Local Plan 2014: Proposed Submission for 167 residential units.

The Council's Planning Services agreed a statement of common ground (RD/SCG/150) with the Council's Property Services. Since the submission of the representations to the Proposed Submission consultation, further work has been undertaken by the Council on the relocation of the depot. The Council and South Cambridgeshire District Council agreed a single shared waste service which is now located the Waterbeach Depot. These operations took up a significant part of the site R10, and relocating them was an important step towards moving operations from the site. Work regarding the relocation of the other uses on site is currently underway.

Public consultation on the Mill Road Depot Draft Planning and Development Brief (SPD) was undertaken between 3 June and 22 July 2016. The final Mill Road Depot Planning and Development Brief was approved at Development Plan Scrutiny Sub Committee on 22 March 2017, in anticipation of the adoption of the Local Plan, and it was agreed that it should be carried forward for adoption as a Supplementary Planning Document (SPD) at the same time as the Local Plan.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Cambridge Investments Partnership have confirmed that the site will be subject to transfer into a 50/50 partnership between Cambridge City Council and Hill Investment Partnership to enable delivery.

Established in January 2017, Cambridge Investments Partnership is a joint venture between Cambridge City Council and Hill Investment Partnerships, a subsidiary of the house building company Hill Holdings Limited. CIP has been formed to develop sites to meet the need for housing, and in particular affordable housing in Cambridge.

Council services have relocated already in anticipation of redevelopment meaning that development can commence on a large portion of the site from 2017 onwards. It is anticipated that development could be completed by 2021/22.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 45 of RD/Strat/130 and page 43 of RD/Strat/140) as site 102. The site was considered developable. Pages 173–190 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to setting of listed building, multiple ownership, access, contamination and cycling provision. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 44 of RD/Strat/150). The housing trajectory return confirms that housing completions are expected within five years. A Statement of Common Ground was also agreed by the landowner and confirmed that the site was achievable and viable (RD/SCG/150).

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

This parcel of land is a new allocation (R11) in the Cambridge Local Plan 2014: Proposed Submission. The site is currently in use as a day centre with car parking facilities. The site is owned by Cambridgeshire County Council and is considered to be capable of providing 40 residential units.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - Cambridgeshire County Council has indicated that the site could be delivered at the end of the plan period. Further investigation needs to be carried out to ensure that the current services on the site are incorporated into the development or relocated to a suitable location, but these are not considered to prevent development from coming forward.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 47 of RD/Strat/130 and page 45 of RD/Strat/140) as site 629. The site was considered developable. Pages 191-206 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has

development potential and some constraints and adverse impacts, this is due to access. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 49 of RD/Strat/150) and is considered developable outside a five year timeframe.

- **British Telecom, Long Road**

This parcel of land is allocated as site 5.06 in the 2006 Local Plan and has been allocated as R14 in the Cambridge Local Plan 2014: Proposed Submission with the addition of a car park to the allocation. The current parcel of land known as site 5.06 can be found in table C2 of the housing trajectory. The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). The site is capable of providing 76 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 23 of this document.

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

This parcel of land is a new allocation (R16) in the Cambridge Local Plan 2014: Proposed Submission. This site is considered to be capable of providing 40 residential units on land which excludes the playing fields. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons: Available - A reply to the housing trajectory survey from Cambridgeshire County Council indicates that the site could be delivered between 2027/28 and 2030/31.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 50 of RD/Strat/130 and page 50 of RD/Strat/140) as site 905. The site was considered developable. Pages 276-292 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating). These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 51 of RD/Strat/150) and confirmed as developable outside a five year timeframe.

- **Mount Pleasant House, Mount Pleasant**

This site is a new allocation (R17) in the Cambridge Local Plan 2014: Proposed Submission. Following proposed modifications to the Local Plan 2014, this site has been allocated for student accommodation. No further residential accommodation is expected on this site.

- **Clifton Road Area**

This parcel of land is a new allocation (M2) in the Cambridge Local Plan 2014: Proposed Submission. Site M2 Clifton Road Area houses industrial, office and leisure uses. It is allocated for residential redevelopment to include 550 dwellings at a range of

densities and 2 hectares of employment floorspace. The Council agreed a statement of common ground (RD/SCG/160) with USS Limited. The statement of common ground explains the collaborative process that has been entered into between Cambridge City Council and Universities Superannuation Scheme Limited and the work streams that Universities Superannuation Scheme Limited has commissioned to demonstrate the deliverability of the proposed site allocation M2 and Policy 20: Station Area West and Clifton Road Areas of Major Change.

Cambridge City Council is the major freeholder. There are however other landowners with freehold interests on the site. These include Royal Mail Group and Network Rail. The existing Clifton Road Industrial Estate, of which Universities Superannuation Scheme Limited is the long leaseholder, accommodates 46 businesses across 56 units. All of these leases will expire during the early part of the plan period with the last unit expiring in 2025. This means that existing lease arrangements are not an overriding constraint to the deliverability of the site.

The site allocation proposes a mix of employment uses on circa two hectares, leisure-related uses and residential uses with a maximum capacity of 550 dwellings.

Universities Superannuation Scheme Limited has carried out high-level masterplan work which provides assurance over the capacity of the site to accommodate both the quantum and diversity of uses envisaged in the site allocation, whilst avoiding negative impacts on its immediate neighbours and the wider area. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, USS have confirmed that first completions are expected in 2022/23, and it is anticipated that development could be completed by 2030/2031.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 70 of RD/Strat/130 and page 37 of RD/Strat/140) as site 913 and site M2. The site was considered developable. Pages 450–467 and pages 83-102 of the Technical Background Documents (RD/LP/260 and RD/LP/310 respectively) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to access, contamination and noise. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 54 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through the statement of common ground (RD/SCG/160) and response to the housing trajectory questionnaire.

- **Michael Young Centre, Purbeck Road**

This site is a new allocation (M3) included in the Cambridge Local Plan 2014: Proposed Submission. The Local Plan 2014: Proposed Submission allocated the site for 50 residential dwellings and over 0.5 hectares of employment. A planning application (13/1250/OUT) was approved in February 2014 which included the addition of a further 45 residential units, bringing the total number of dwellings on the site to 95. A reserved

matters application for the site (14/1648/REM) was approved on 5 February 2015 and the site was completed in the 2015/16 monitoring year.

- **82-88 Hills Road and 57-63 Bateman Street**

This parcel of land is a new allocation (M5) in the Cambridge Local Plan 2014: Proposed Submission. A representation was submitted to the Cambridge Local Plan 2014: Proposed Submission consultation by the landowner, Trinity Hall (Representation 26612). At the time the landowner believed that an extra 30 dwellings could be developed on the site and the site size could be increased by 0.08ha.

A recent reply to the housing trajectory from the Trinity Hall noted that the College will retain the commercial use in the short to medium term. Therefore the completions are phased towards the end of the plan period. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The development is phased later in the plan period to allow the allocation to be retained as commercial use in the short to medium term.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 47 of RD/Strat/130 and page 45 of RD/Strat/140) as site 872. The site was considered developable. Pages 504- 19 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to the location of the site within an Air Quality Management Area, its proximity to an historic park and garden, conservation area, and access to the site. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 50 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through previous trajectory returns.

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

This parcel of land is a new allocation (R6) in the Cambridge Local Plan 2014: Proposed Submission. Cambridge City Council and Cambridgeshire County Council, as landowners, acknowledge that the site is currently occupied. The SHLAA 2013 (RD/Strat/140, page 33) notes that community facilities would need to be incorporated as part of the development. This was included in the constrained capacity calculation. Cambridge City Council is currently looking to redevelop the community centre on this site, which should not impact on the redevelopment of the wider site and should maintain operational requirements. Whilst the land is in multiple ownership, this is not considered to be an issue with the majority of developable land owned by Cambridge City Council and Cambridgeshire County Council. Discussions are underway to discuss joint development options. The County Council have indicated that their portion of the site is available immediately for development and they are currently looking at the provision of a flattened development situated above a community hub.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available – The parcel of land owned by Cambridgeshire County Council is available for development. In order to allow for time for joint development options to be investigated and implemented on-site (the Council's preferred development option), the Council has decided to take a cautious approach and placed the delivery of this site towards the end of the plan period.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 32 of RD/Strat/130 and page 33 of RD/Strat/140) as site 443. The site was considered developable. Pages 108-124 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 26 of RD/Strat/150) and confirmed as developable outside a five year timeframe.

- **Ridgeons, Cromwell Road/Cavendish Road**

This parcel of land is allocated as site 5.14 in the 2006 Local Plan and as site R12 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. The current parcel of land known as site 5.14 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). An outline planning application (16/1904/OUT) has been submitted for the erection of up to 245 dwellings, including affordable housing, a nursery and/or community facility, open space, car parking, cycle parking & associated works and is currently pending consideration.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 27 of this document.

- **315-349 Mill Road and Brookfields**

This parcel of land is allocated as site 7.12 in the 2006 Local Plan. A larger parcel of land has been allocated as R21 in the Cambridge Local Plan 2014: Proposed Submission, which encompasses some of site 7.12. Table C2 of the housing trajectory updates progress on the original allocation (7.12). The remaining parcel of land at site R21 (315-349 Mill Road) is owned by Cambridgeshire Community Services NHS Trust (the Trust). Progress on this portion of the site can be found under site reference R21 in table C3 of the housing trajectory. Further information on this site can be found on page 32 of this document.

The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). This site is capable of providing 98 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable.

Available – The Trust confirmed that the site will be available towards the middle to end of the Plan period. Existing and future healthcare provision on the site will be factored into the development.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 58 of RD/Strat/130 and page 57 of RD/Strat/140) as site 7.12 and site 7.12 and site 934 respectively. The site was considered developable. Pages 360–377 and 103-121 of the Technical Background Documents (RD/LP/260 and RD/LP/310 respectively) also provide an assessment of the site and show that the site has an overall rating of amber in RD/LP/260 and RD/LP/310. This indicates that the site has development potential and some constraints and adverse impacts. RD/LP/260 notes that this is due to the site being in an Air Quality Management Area, contamination and proximity to Buildings of Local Interest. This assessment is mirrored in RD/LP/310 with the addition of concerns about loss of community facilities. These issues are considered to be capable of mitigation as part of the development management process

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 63 of RD/Strat/150) and the majority of the site is confirmed as developable outside the first five years of the plan period by the main landowner through the statement of common ground (RD/SCG/230).

#### **Cambridge Fringe Sites, Existing Allocations (see table C4)**

- **Cambridge East, Land North of Cherry Hinton**

While the airport remains on site, there is also potential for residential development North of Cherry Hinton on land within both Cambridge and South Cambridgeshire, as provided for in the Cambridge East Area Action Plan (RD/AD/280). This site was proposed for allocation in both Councils' submitted Local Plans as R40 and SS/3 and is expected to deliver a total of approximately 460 dwellings of which approximately 350 would be delivered in Cambridge. The site is owned by two landowners, both of whom are in pre-application discussions with the Councils. In 2015, the Councils explored the potential for an extension to the allocation, which would mean carrying forward a larger part of the allocation in the adopted Cambridge East Area Action Plan, rather than changing it to safeguarded land that could only come forward through a plan review. Recent discussions with the landowners (Marshall and the White family) and further technical work has been undertaken and resulted in the reallocation of a wider site area, which will provide at least 1,200 residential units within Cambridge and South Cambridgeshire. Allocation R40 in the Cambridge City Council Housing Trajectory has therefore been expanded and reallocated as site R47 for 780 residential units. The Councils have previously agreed statements of common ground with Marshall (RD/SCG/210) and the Whites (RD/SCG/220). The Councils are currently working towards the production of an SPD for the site with the landowners and relevant stakeholders.

Housing trajectory questionnaires from two landowners state that the site is available and that completions could commence in 2021/22. The projected completion dates have changed since last year due to further work being undertaken in the form of a Supplementary Planning Document that has been produced in cooperation with the landowners to guide development on the site. Consultation on the draft Land North of



Cherry Hinton SPD was held between 7 August and 2 October 2017. The final draft version of the SPD will be taken to Development Plan Scrutiny Sub Committee in the new year for approval by Councillors. The Council Plans to adopt the document as an SPD once the Local Plan 2014 has been adopted. In the interim, the Planning and Development Brief can be used as guidance to inform the submission of planning applications on the site.

Part of the site is considered by all parties to be deliverable within a five-year time period and is available for development. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available – A reply to the housing trajectory survey indicates that the site is available and it is anticipated that housing completions could start on site in 2021/22. Pre-application discussions are underway with both landowners.

Suitable - The site was allocated for development in the adopted Cambridge East Area Action Plan (RD/AD/280), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. Pages 49–65 of Technical Assessment Document (RD/LP/310) provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating). The site was also assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 59 of RD/Strat/130 and page 57 of RD/Strat/140) as a larger site 9.01. A further site assessment on the new allocation (site R47) was also recently carried out as part of the Council's proposed modifications consultation and illustrates that the site's development potential remains green (RD/MC/050, Appendix 1 and 2).

Achievable and Viable - The site is viable and achievable, with confirmation provided by landowners that the site is achievable.

- **Cambridge East – Land at Coldham's Lane**

The site (R41 in the emerging Cambridge Local Plan) was allocated for development in the adopted Cambridge East Area Action Plan (RD/AD/280), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 59 of RD/Strat/130 and page 57 of RD/Strat/140) as a larger site 9.01. The land North of Cherry Hinton was considered deliverable from 2017/18. Pages 66–82 of Technical Assessment Document (RD/LP/310) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to the location of the site within air safeguarding zones and noise issues. These issues are considered to be capable of mitigation as part of the development management process.

Application 14/0028/OUT for land North of Coldham's Lane for 57 units was approved at Joint Development Control Committee on 19 November 2014 subject to the signing of a section 106 agreement. The section 106 agreement was completed on 2 April 2015. Application 16/0746/REM was approved in February 2017 for 57 residential units. The site is currently being marketed by Weston Homes as the Eastfields development.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and completions are expected within five years.

- **NIAB Main**

Allocated as site 9.03 in the Cambridge Local Plan 2006 and as site R43 in the Cambridge Local Plan 2014: Proposed Submission, the site is located off Huntingdon Road and Histon Road and has outline planning permission for a mixed use development comprising 1,593 residential units. A housing trajectory return from the agents indicated that the first completions are expected in 2018/19 and that the development will be completed in 2026. Cambridge City Council has taken a cautious approach to delivery of this site and assumed that the first completions on Darwin Green 1 will be delivered two years later than anticipated by the agent to allow time for the approval of the reserved matters application.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and completions are expected within five years.

- **NIAB Frontage**

Allocated as site 9.03 in the Cambridge Local Plan 2006. The site is located off Huntingdon Road. Application 07/1124/REM was approved for 187 dwellings, 153 of which have been completed. The remaining 34 units are expected to come forward as part of the NIAB Main development. This is due to the phasing plan of the site.

- **Clay Farm**

This parcel of land is allocated as site 9.05 and 9.06 in the 2006 Local Plan and has been allocated as part of R42a in the Cambridge Local Plan 2014: Proposed Submission. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 60 of RD/Strat/130 and page 58 of RD/Strat/140) as sites 9.05 and 9.06. The site was considered developable and deliverable from 2011–2022. There are multiple approved planning applications relating to the site (see housing trajectory spreadsheets).

The site currently has six developers involved in the site: Countryside Properties, Skanska, Bovis, Cambridge City Council, Crest Nicholson and Cala Homes. Currently 1,300 of the 2,169 units have been built. The whole of Clay Farm now has planning permission. Parcels 19 and 20 were developed by Skanska and completed in the 2014/15 monitoring year.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

- **North West – Cambridge University**

The site known as the North West Cambridge Development (also referred to as Land between Madingley Road and Huntingdon Road, Cambridge) and identified in the North West Cambridge Area Action Plan (RD/AD/290) is capable of delivery during both Cambridge City Council and South Cambridgeshire District Council plan periods (2011-2031), and has been secured through an outline planning permission in 2013

(Reference 11/1114/OUT and S/1886/11). The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 61 of RD/Strat/130 and page 59 of RD/Strat/140) as site 9.07. The site was considered developable.

The University of Cambridge Primary School opened on 7 September 2015 with access provided off Huntingdon Road and construction of the Storey's Field Community Centre is underway. Numerous planning applications for residential units have been approved on site including 13/1748/REM (for 117 residential units), 13/1827/REM (232 units), 14/0109/REM (73 units) and 14/1722/REM (264 units) and 15/1663/REM (121 units). The delivery rate across the North West Cambridge Development reflects the nature of the development, which includes 50% key worker housing for the University of Cambridge and 50% market housing and the existing pace of construction. The site at North West Cambridge will include a range of dwelling types, from apartments through to detached houses. The first phase of development, which the University is currently implementing, is focused on the local centre and is predominantly flats. Flatted schemes are capable of delivering large number of units relatively quickly. Development has commenced and there are multiple contractors on site at the moment working on different residential lots, in addition, a contractor is delivering site-wide infrastructure. Latest information from the University indicates that there are currently 807 units with planning permission. 613 residential units have been confirmed as completed since April 2017.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

- **Trumpington Meadows**

Allocated as site 9.08 (Monsanto) in the Cambridge Local Plan 2006 and as site R42b in the Cambridge Local Plan 2014: Proposed Submission. It is addressed by the Southern Fringe Area of Major Change Policy (Policy 17) in the Cambridge Local Plan 2014: Proposed Submission. All planning applications for the site within the Cambridge Local Authority Boundary have now been approved Current applications for the site include 11/0073/REM and 11/0075/REM, 14/0348/REM, 14/0624/REM, 14/2103/REM, 14/0348/REM, 14/2109/REM, 16/1769/REM and 16/1488/REM. The site is currently under construction and 452 dwellings have been built to date.

The developer has advised that the development will be completed in 2021, and has provided a breakdown of predicted completions by lots. The developer anticipates that lot 9, the Riverside, and the Local Centre will all be completed by March 2018, and that lots 10 & 11 will be delivered between 2017-2018 and 2021-2022 across Cambridge and South Cambridgeshire. The Councils have based their housing trajectories on continued development of this site along the spine road from north to south, and around the Park and Ride, with the final completions being within Cambridge along the frontage with Hauxton Road. The Councils have anticipated that lot 9, the Local Centre and the part of Riverside within Cambridge will be completed in 2017-2018 as these dwellings are under construction. The Councils have anticipated that the part of Riverside with South Cambridgeshire will be delivered in the following year (2018-2019), and that lots 10 & 11 will be delivered between 2018-2019 and 2021-2022 as suggested by the

developer but with all the dwellings in Cambridge in the final year, rather than across all four years.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

- **Glebe Farm (Glebe Farm 1)**

This parcel of land is currently allocated as site 9.13 in the 2006 Local Plan and has been allocated as part of R42c in the Cambridge Local Plan 2014: Proposed Submission. Applications 08/0361, 08/0363 and 09/1140/FUL were previously approved on this site. Application 13/0706/FUL amended the number of dwellings on site from 286 to 287 through the erection of four dwellings in lieu of plots 240, 241 and 242. The site was completed in 2015/16 monitoring year.

- **Bell School**

Allocated as site 9.12 in the Cambridge Local Plan 2006 and as site R42d in the Cambridge Local Plan 2014: Proposed Submission. A reserved matters application (13/1786/REM) was approved for 270 dwellings in April 2014. The site is under construction.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

### Cambridge Fringe Sites, New Allocations (see table C5)

- **Land North of Worts' Causeway**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB1. This site is situated on Green Belt land and is believed to be capable of providing 200 residential units. The promoters of the site indicated in their response to the housing trajectory that the site could be delivered earlier than indicated in the previous year's trajectory. The Council has noted this response, but has taken a cautious approach. The site will be developed in tandem with housing allocation GB2.

In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF, this site is considered deliverable and developable for the following reasons:

Available - A housing trajectory return from the agents indicated that the first completions are expected in 2019/20. The site is available immediately and it is anticipated that development could be completed by 2021/22.

Suitable - The site was allocated for development in the Cambridge Local Plan 2014: Proposed Submission. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 133 and 167 of RD/Strat/140) as site GB1. The site was considered developable.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 55 of RD/Strat/150).

- **Land South of Worts' Causeway**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB2. This site is situated on

Green Belt land and is believed to be capable of providing 230 residential units. The site will be developed in tandem with housing allocation GB2.

In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF, this site is considered deliverable and developable for the following reasons:

Available - A housing trajectory return from the agents indicated that the first completions are expected in 2019/20. The Council has taken a cautious approach to this information and moved the estimated completions back to 2020/21 allow for the adoption of the Cambridge Local Plan 2014. The site will be available for development within the Council's five year supply.

Suitable - The site was allocated for development in the Cambridge Local Plan 2014: Proposed Submission. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 133 and 166 of RD/Strat/140) as site GB1. The site was considered developable. The landowners do not anticipate any legal constraints on the site.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 56 of RD/Strat/150) and the landowner's response to the housing trajectory.

- **Glebe Farm 2**

The figure for site R42c Glebe Farm was reduced to 30 units in the housing trajectory from 35 units in 2013 Annual Monitoring Report (RD/AD/350) and remained at 30 units in the 2014 Annual Monitoring Report (RD/AD/360). Application 14/1792/FUL was approved for 30 residential units in February 2016. The site was completed in the 2016/17 monitoring year.

#### **Cambridge Windfall: Identified Windfall – Large Sites Over 50 Dwellings (see table C6)**

- **Cambridge Water Company, Rustat Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (07/1223/REM) for 143 residential units. A subsequent application (13/6001/S106BA) was approved on 9 December 2013, which changed the market/affordable housing split from that of 60%/40% to 94%/6%. The development was completed in the 2016/17 monitoring year.

#### **Cambridge Windfall: Identified Windfall – Small Sites (10 to 49 dwellings) (see table C6)**

- **115-119 Perne Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/0730/FUL) for 12 residential units. The site was completed in the 2016/17 monitoring year.

- **186-189 Histon Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/0231/FUL) for 13 residential units (application 15/0120/FUL,

which supersedes previous application 13/0231/FUL). The application is for the demolition of 2 houses and the erection of 13 flats, which equates to a net of 11 residential units. The developer confirmed that the estimated year of completion is 2017/18.

- **394-398 Mill Road and 8 Montreal Road**  
This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/0195/FUL) for 17 residential units. The application consists of four demolitions and the construction of 17 residential units. Four demolitions were recorded in the 2016/17 monitoring year. The site is under construction. An agent on behalf of the landowner confirmed that the development is estimated to be completed in 2018/19.
- **132-136 Newmarket Road**  
This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1139/FUL) for 13 residential units. The development was completed in the 2016/17 monitoring year.
- **55-57 Regent Street**  
This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/1368/FUL) for 13 residential units. An agent on behalf of the landowner confirmed that the development is estimated to be completed in 2018/19.
- **Aylesborough Close**  
This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1405/FUL) for 35 residential units. The development was completed in the 2016/17 monitoring year.
- **Land And Buildings To Rear Of 1 - 5 Napier Street and Adjacent To 1A Napier Street (Tredgold Lane)**  
This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/1995/FUL) for 14 residential units. The development was completed in the 2016/17 monitoring year.
- **Land between 60-68 Victoria Road**  
This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/1878/FUL) for 10 residential units. The housing trajectory return confirms that the development was completed in the 2017/18 monitoring year.
- **Land at 21-23 Milton Road**  
This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has

planning permission (15/0363/FUL) for 10 residential units. The development was completed in the 2016/17 monitoring year.

- **Anstey Hall Farm Barns**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/0159/FUL) for 12 residential units. The development was completed in the 2016/17 monitoring year.

- **Eastfield, Chesterton**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (15/2321/FUL). The application is for the demolition of 26 units and the erection of 50 units. As at 2016/17 16 units had been demolished and 0 built. The net total of minus 16 units has been recorded in the completions for 2016/17. This leaves a net total of 34 units to be delivered. Site is under construction. Completions are expected in the 2017/18 monitoring year.

- **Crossway Gardens, Anstey Way**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (15/2350/FUL) for 10 residential units. The development was completed in the 2017/18 monitoring year.

- **68-80 Perne Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (16/0641/FUL) for 13 residential units (net). The developer confirms construction is to commence this year and completion of the site is expected in 2018/19.

### **Cambridge Windfall: Identified Windfall – Very Small Sites (9 dwellings or less) (see table C6)**

At 31 March 2017, 114 dwellings (net) had planning permission and were under construction on small sites within Cambridge. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. However, as these small sites are under construction, it is considered reasonable to count all of these dwellings. All of these dwellings are anticipated to be completed within two years.

At 31 March 2017, there were 53 (net) dwellings with planning permission on small sites within Cambridge that are not currently under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. As development has yet to start on these sites, it is considered necessary to assume that a proportion of these sites may not come forward for development. As such, approximately 10% of the total number of units has been deducted to account for the potential non-implementation of some planning applications. On this basis, 48 dwellings are anticipated to be completed within five years.

## Cambridge Windfall: Planning permissions granted between 1 April 2016 and 30 October 2016 (see table C6)

- **503 Coldham's Lane**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (17/0111/FUL) for 14 residential units (net). The application was approved at Planning Committee in August 2017. The agent has confirmed that development has commenced on site and it is expected to be completed in the 2018/19 monitoring year.

- **Hayling House, Fen Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (16/0617/FUL) for 13 residential units (net). The agent anticipates completion of the development in the 2019/20 monitoring year.

- **34-36 Madingley Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (17/0172/FUL) for 14 residential units (net). The agent anticipates completion of the development in the 2020/21 monitoring year.

## Planning applications for 9 or less dwellings (minus 10%)

Between 1 April 2017 and 30 October 2017, 56 (net) dwellings were approved at committee or issued with a decision notice for approval of planning permission on small sites within Cambridge. None of these sites are under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. As development has yet to start on these sites, it is considered necessary to assume that a proportion of sites may not come forward for development. As such, 10% of the total number of units has been deducted. On this basis, 50 dwellings are anticipated to be completed within five years, between 2019/20 and 2022/23.

## Cambridge Windfall: Windfall Allowance (see table C6)

Paragraph 48 of the National Planning Policy Framework (NPPF) says that an allowance may be made for windfall sites if local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

Cambridge City Council has taken a measured and robust approach to windfall calculations. Any allowance should have regard to the SHLAA (Strategic Housing Land Availability Assessment), historic windfall delivery rates and expected future trends, and should not include residential gardens. In line with paragraph 48 of the NPPF, the approach taken by the Council excluded garden land, allocated land and any development on sites over 0.5 hectares from the windfall calculations. Based on the Planning Advisory Service's advice, the SHLAA 2012 identified small sites (9 dwellings or less and 0.25 hectares or under in broad locations). These broad locations were identified in lieu of windfall and included in



Annex 2 of the 2012 SHLAA (RD/Strat/130). Following the publication of the NPPF, reflecting the requirements of paragraph 48, the Council produced the SHLAA 2013 (RD/Strat/140) which focussed on strategic sites of 0.5ha or more and undertook detailed research on small windfall sites (up to 0.5 hectares).

The methodology for calculating a realistic windfall allowance is set out in the Council's Housing Land Supply Topic Paper (RD/Top/070). In summary, the Council identified past windfall completions from 2002 to 2012 omitting the two highest and lowest years of delivery and calculated an annualised average on the remaining years of data. This resulted in an annualised windfall figure of 123.3 residential units per annum. This figure is reflected in the Council's Windfall Allowance figures.

The Council performed a 'health check' on these calculations in 2014 as part of the Local Plan Examination Hearing Sessions for Matter 8: Housing Land Supply and Delivery<sup>6</sup>. As per the SHLAA methodology, the two highest and lowest years of data were removed to allow for any potential anomalies. The final annualised windfall allowance resulted in a figure of 122.44 residential units per annum. This very small variation is 0.86 units less than the original calculation (123.3). This highlights that the trend for windfall calculations is still consistently available in line with paragraph 48 of the NPPF.

Due to the highly built up nature of the city, the strength of the housing market and the continuing demand for housing, and scope for intensification of sites, the Council considers that windfall sites remain a significant and continuing component of housing supply. In line with paragraph 48 of the NPPF, this provides compelling evidence that such sites become consistently available.

As more identified windfall comes through within the five year housing trajectory period (2017/18 to 2021/22) the windfall allowance is reduced to ensure that windfall completions do not exceed 123 dwellings a year if a windfall allowance is included in that year. It is anticipated that unidentified windfall sites will currently deliver 1,294 dwellings by 2031.

---

<sup>6</sup> <https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery>

**Appendix 4 – Detailed housing trajectory tables for South Cambridgeshire**

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)																Totals		Available	Suitable	Achievable	Comments	
							2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	2017-2031	Five Year Supply: 2017-2022					
<b>Existing Allocations</b>																												
Orchard Park - parcel K1	Policy SP/1 (Site Specific Policies DPD), Policy SS/1 (Local Plan), S/2725/14/OL & S/3223/15/FL	0.94	M (Co-Housing)	40	0	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	Y	Y	Y		
			A (Co-housing)	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2					2
			<b>Total</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>					<b>42</b>
Orchard Park - parcel L2	Policy SP/1 (Site Specific Policies DPD), Policy SS/1 (Local Plan), S/1760/14/OL & S/1294/16/FL	0.29	M	38	0	38	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	38	38	Y	Y	Y	The Council has taken a more cautious approach to delivery on this site to allow time for the sale of the site and the new landowner to take forward the development.	
			A	25	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	25	25					
			<b>Total</b>	<b>63</b>	<b>0</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>					<b>63</b>
Orchard Park - parcel Com4	Policy SP/1 (Site Specific Policies DPD), Policy SS/1 (Local Plan), S/2975/14/OL & S/2948/16/VC	0.12	M	25	0	25	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	25	25	Y	Y	Y		
			A	17	0	17	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	17	17					
			<b>Total</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>					<b>42</b>
<b>Total - Existing Allocations within Cambridge Urban Area</b>							<b>0</b>	<b>42</b>	<b>0</b>	<b>0</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>147</b>	<b>147</b>				













Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	Totals															2017-2031	Five Year Supply: 2017-2022	Available	Suitable	Achievable	Comments	
							2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031							
South of Thompsons Meadow, Trap Road, Guilden Morden *	S/3077/16/OL	1.76	M	8	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	8	8	Y	Y	Y		
			A	8	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8					8
			<b>Total</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>					<b>16</b>
West of Grace Crescent, Hardwick *	S/1694/16/OL	4.40	M	59	0	59	0	0	15	29	15	0	0	0	0	0	0	0	0	0	0	59	59	Y	Y	Y		
			A	39	0	39	0	0	10	19	10	0	0	0	0	0	0	0	0	0	0	0	39					39
			<b>Total</b>	<b>98</b>	<b>0</b>	<b>98</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>48</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>98</b>					<b>98</b>
Rear of 18-28 Highfields Road, Highfields Caldecote *	S/2047/16/FL	2.91	M	43	0	43	0	21	22	0	0	0	0	0	0	0	0	0	0	0	0	43	43	Y	Y	Y		
			A	28	0	28	0	24	4	0	0	0	0	0	0	0	0	0	0	0	0	0	28					28
			<b>Total</b>	<b>71</b>	<b>0</b>	<b>71</b>	<b>0</b>	<b>45</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>71</b>					<b>71</b>
Land at Teversham Road, Fulbourn *	S/0202/17/OL	6.83	M	77	0	77	0	0	21	35	21	0	0	0	0	0	0	0	0	0	0	77	77	Y	Y	Y		
			A	33	0	33	0	0	9	15	9	0	0	0	0	0	0	0	0	0	0	0	33					33
			<b>Total</b>	<b>110</b>	<b>0</b>	<b>110</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>50</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>110</b>					<b>110</b>
Land off Bartlow Road, Castle Camps *	S/0415/17/OL	0.55	M	6	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6	Y	Y	Y		
			A	4	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4					4
			<b>Total</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>					<b>10</b>
Small Sites (9 dwellings or less) already Under Construction	-	-	M & A	-	-	106	80	26	0	0	0	0	0	0	0	0	0	0	0	0	0	106	106	Y	Y	Y	These sites have been discounted by 10% to allow for any that may not come forward.	
Small Sites (9 dwellings or less) Not Under Construction	-	-	M & A	-	-	499	50	125	175	100	49	0	0	0	0	0	0	0	0	0	0	499	499	Y	Y	Y		
<b>Total - Unallocated Sites with Planning Permission</b>				<b>2,267</b>	<b>115</b>	<b>2,757</b>	<b>273</b>	<b>451</b>	<b>821</b>	<b>647</b>	<b>308</b>	<b>138</b>	<b>75</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,753</b>	<b>2,500</b>					



## Appendix 5 – Supporting site commentaries for South Cambridgeshire

### a. Existing Allocations within Cambridge Urban Area (see Table SC2)

#### Orchard Park

- A.1. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the **Local Plan 2004**, and received outline planning permission in June 2005 (which has now lapsed). The **Site Specific Policies DPD** (adopted in January 2010) and **Local Plan** (submitted in March 2014) carry forward the allocation, and also allow the potential for additional housing development in place of other uses.
- A.2. **Parcel K1**: this is the final parcel from the original outline planning permission that has not yet been developed. Outline planning permission for 38 PassivHaus dwellings and ancillary facilities including common house and communal gardens was granted in June 2016. An alternative detailed planning permission for 42 low energy cohousing dwellings plus ancillary facilities including a common house and workshop was granted in December 2016. At March 2017, no construction had started on site. At November 2017, the site is under construction.
- A.3. The developer advises that construction started on site in June 2017 and anticipates that the development will be completed in June 2018. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site now has an alternative detailed planning permission and the site is under construction.
- A.4. In accordance with footnote 11 to paragraph 47 of the NPPF **parcel K1** is considered **deliverable** for the following reasons:
- **Available**: the site has detailed planning permission for 42 dwellings and construction has started on site.
  - **Suitable**: the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has detailed planning permission. It is at the first stage in the development sequence.
  - **Achievable and Viable**: the developer has advised that the scheme is achievable and viable and that the development is under construction.
- A.5. **Parcel L2**: the **Site Specific Policies DPD** (adopted in January 2010) identified this parcel as having the potential for additional housing development and that together with parcel Com4 the two parcels could provide 80 dwellings. Design criteria for parcels L2 and Com4 are included in the **Orchard Park Design Guidance SPD** (adopted in March 2011). Outline planning permission for 15 townhouses was granted in October 2015. An alternative detailed planning permission for a mixed use scheme including 63 dwellings and commercial units was granted in September 2017. Therefore together with parcel Com4, these parcels are now anticipated to provide 105 dwellings.

- A.6. The agent has indicated that the landowner is intending to sell the site, however it is anticipated by the agent that development could start on site in mid 2018 and be completed within two years. This would suggest that all dwellings would be completed in 2020-2021 as the development is a single block of flats. The Council has taken a more cautious approach to delivery on this site and assumed that the completions will be in 2021-2022 to allow time for the sale of the site and the new landowner to take forward the development. Delivery of this development is anticipated to be three years later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).
- A.7. In accordance with footnote 11 to paragraph 47 of the NPPF **parcel L2** is considered **deliverable** for the following reasons:
- **Available:** the site has detailed planning permission for 63 dwellings.
  - **Suitable:** the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has detailed planning permission. It is at the first stage in the development sequence.
  - **Achievable and Viable:** the site has detailed planning permission and a s106 agreement has been signed for the provision of onsite affordable housing and financial contributions for the refurbishment and improvement of Arbury Road Surgery, household waste, monitoring, public open space and improvements to cycling facilities.
- A.8. **Parcel Com4:** the **Site Specific Policies DPD** (adopted in January 2010) identified this parcel as having the potential for additional housing development and that together with parcel L2 the two parcels could provide 80 dwellings. Design criteria for parcels Com4 and L2 are included in the **Orchard Park Design Guidance SPD** (adopted in March 2011). Outline planning permission for up to 42 apartments and an 82 unit apart/hotel with a restaurant and gym facilities was allowed on appeal in April 2016, and a planning application to vary conditions, including the time scale for the submission of reserved matters planning applications, was granted in March 2017. The variation of condition planning permission allows the landowner until March 2020 for the submission of reserved matters planning application(s). Therefore together with parcel L2, these parcels are now anticipated to provide 105 dwellings.
- A.9. The site has multiple landowners and is being developed as two separate parcels. Only the 42 apartments are included in the housing trajectory, as the apart/hotel is not providing dwellings. A reserved matters planning application was submitted in August 2017 for development of the apart/hotel, and is being considered by the Council. A reserved matters planning application for the 42 apartments has not yet been submitted.
- A.10. It is unclear exactly when construction will start on the 42 apartments as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume the site will be started and completed within five years. Delivery of this development is anticipated to be two years later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

- A.11. In accordance with footnote 11 to paragraph 47 of the NPPF **parcel Com4** is considered **deliverable** for the following reasons:
- **Available:** the site has outline planning permission for 42 apartments and a subsequent planning permission to vary conditions including the timescale for submission of reserved matters planning application(s).
  - **Suitable:** the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has outline planning permission. It is at the first stage in the development sequence.
  - **Achievable and Viable:** there is a reasonable prospect that the development will be delivered as the site has outline planning permission and a unilateral undertaking has been signed for the provision of onsite affordable housing and financial contributions for education, household waste, monitoring and pedestrian and cycle improvements.

**b. Existing Allocations on Cambridge Fringe (see Table SC3)**

**North West Cambridge (University Site)**

- A.12. South Cambridgeshire District Council and Cambridge City Council jointly adopted the **North West Cambridge Area Action Plan** in October 2009. The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University. This will include 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing. The site as a whole is expected to deliver 3,000 dwellings plus 2,000 student units, and the Area Action Plan anticipated that 1,450 dwellings would be provided in South Cambridgeshire.
- A.13. Outline planning permission for the site was granted in February 2013 and the landowner anticipates that on the basis of the approved scheme approximately 1,155 dwellings will be provided in South Cambridgeshire. Detailed planning permissions for lots 1-8 and M1 & M2 have been granted. This includes 119 market dwellings on lots M1 & M2 and 70 key worker dwellings on lot 4 in South Cambridgeshire. The reserved matters planning permission for lot 4 has lapsed.
- A.14. The development is under construction and the first key worker dwellings have been completed within Cambridge. The exact timetable for the delivery of the development is unclear as the landowner has not provided a completed questionnaire, however the landowner has previously advised that the first dwellings will be completed in South Cambridgeshire in 2018-2019 on lots M1 & M2. Discharge of conditions applications are being considered for lots M1 & M2. Pre-application discussions are underway for development of lots S1 & S2 and for a revised scheme on lot 4, which are within South Cambridgeshire.
- A.15. The development at North West Cambridge will include a range of dwelling types, from apartments to large detached houses. The first phase of development, focused around the local centre, is predominantly flats, and these types of development are

capable of delivering large number of dwellings in a year as flats are only counted as completed once a whole building is finished.

- A.16. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the whole site has outline planning permission, and reserved matters planning permissions have been approved for lots 1-8 and M1 & M2. The development is under construction.
  - **Suitable:** the site is allocated for development in the adopted North West Cambridge Area Action Plan (October 2009), having been released from the Cambridge Green Belt. The whole site has outline planning permission and detailed planning permissions for lots 1-8 and M1 & M2 have been granted. It is at the second stage in the development sequence.
  - **Achievable and Viable:** the development has planning permission and is under construction.

### **Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)**

- A.17. The site is allocated as a sustainable housing-led urban extension to Cambridge in the **Site Specific Policies DPD** (adopted in January 2010) and in the **Local Plan** (submitted in March 2014). The site known as Darwin Green 2 & 3 (and formerly known as NIAB 2 & 3) is adjacent to the Cambridge City Council allocation (Darwin Green / NIAB Main) and will provide a secondary school to serve development in the whole of the north-west part of Cambridge. The Local Plan proposes the removal of a small additional area of land from the Green Belt, and reduces the notional capacity of the site from approximately 1,100 dwellings to 1,000 dwellings. This change takes account of concerns that the higher figure could result in densities that are too high and not compatible with achieving a high quality development on this edge of Cambridge, although it does not preclude a higher number of dwellings if demonstrated to be appropriate through a design-led approach.
- A.18. The agent anticipates that construction of Darwin Green 1 will commence in Autumn 2017, with the first housing completions in 2018-2019, and that Darwin Green 1 will be completed in 2026. Cambridge City Council has taken a cautious approach to delivery of this site and assumed that the first completions on Darwin Green 1 will be delivered two years later than anticipated by the agent.
- A.19. Initial discussions have been held in relation to Darwin Green 2 & 3. The agent anticipates that construction of Darwin Green 2 & 3 will start in 2021, with the first completions in 2022-2023, and that Darwin Green 2 & 3 will be completed in 2028. The Council has taken a more cautious approach to delivery of this site and assumed that the first dwellings on Darwin Green 2 & 3 will not be completed until Darwin Green 1 has been completed, which is five years later than anticipated by the agent. Delivery of Darwin Green 2 & 3 is anticipated to be six years later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

- A.20. The Councils have taken a cautious approach in their housing trajectories and have assumed that Darwin Green as a whole will deliver no more than 250 dwellings a year. There are no planning policy barriers restricting the timing of delivery or the annual rate of completions at Darwin Green. If in future years, there is evidence of higher actual annual completions or the site coming forward sooner, this will be considered in the preparation of future housing trajectories.
- A.21. In accordance with footnote 12 to paragraph 47 of the NPPF **land between Huntingdon Road, Histon Road and the A14** is considered **developable** for the following reasons:
- **Available:** the agent has advised the site is available immediately and initial discussions have been held.
  - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence.
  - **Achievable and Viable:** the agent anticipates that construction of Darwin Green 2 & 3 will start in 2021 and has advised that the development is achievable and viable.

### **Cambridge East**

- A.22. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City. The two Councils jointly adopted the **Cambridge East Area Action Plan** in February 2008 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.
- A.23. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport will not happen before 2031 at least, as there are currently no suitable relocation options. The **Local Plan** (submitted in March 2014) carries forward the parts of Cambridge East that can be delivered with the airport remaining and proposes that the land at Cambridge Airport is identified as safeguarded land that could be brought forward for development at a later date through a review of the Local Plan if circumstances change. As no housing is expected to be delivered on land at Cambridge Airport in the plan period to 2031, no allowance is made for housing in the housing trajectory on the land proposed to be safeguarded.
- A.24. **Land north of Newmarket Road (WING):** this land is allocated as Phase 1 in the **Cambridge East AAP** (adopted in February 2008) and as Policy SS/3 in the **Local Plan** (submitted in March 2014). Outline planning permission for up to 1,300 homes, a primary school, a food store, community facilities and open space was granted in November 2016.
- A.25. The landowner (Marshall Group Properties) and a housebuilder (Hill Residential) are working together to deliver the project, and Hill Marshall LLP anticipate that infrastructure works will start in 2019, with the first housing completions in 2020. Hill

Marshall LLP are preparing reserved matters applications for the first phases of the development. It is anticipated that the development will be completed in 2030. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however outline planning permission has now been granted.

- A.26. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **land north of Newmarket Road** is considered **deliverable and developable** for the following reasons:
- **Available:** the site has outline planning permission and Hill Marshall LLP has advised that the site is available immediately.
  - **Suitable:** the site is part of the land allocated for development in the adopted Cambridge East AAP (February 2008) and in the Local Plan (submitted in March 2014), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site has outline planning permission.
  - **Achievable and Viable:** Hill Marshall LLP anticipate that infrastructure works will start in 2019 and has advised that the development is achievable and viable.
- A.27. **Land north of Cherry Hinton:** while the airport remains on site, there is potential for residential development on land north of Cherry Hinton, as identified in the **Cambridge East AAP** (adopted in February 2008). The Cambridge and South Cambridgeshire **Local Plans** (submitted in March 2014) proposed the allocation of land north of Cherry Hinton for approximately 460 dwellings, of which 110 dwellings were anticipated to be in South Cambridgeshire. This represented the situation at the time the Local Plans were submitted and was based on an understanding of the land that was able to come forward with the airport still operating.
- A.28. In consultation with the landowners, the Councils have proposed modifications through the **examinations** of their Local Plans to allocate additional land for residential development in the area north of Cherry Hinton. A new larger allocation has been proposed as a modification to the Local Plans to replace the existing allocations, and reflects an improved understanding of constraints and progress by landowners to bring forward the development. This new allocation has been proposed for 1,200 dwellings, of which approximately 420 dwellings are anticipated to be in South Cambridgeshire.
- A.29. A Supplementary Planning Document (SPD), incorporating a site wide masterplan is being prepared jointly with Cambridge City Council. The draft Cambridge East – North of Cherry Hinton SPD was subject to public consultation in August – October 2017.
- A.30. The two landowners have indicated that development of the proposed new larger allocation could start on site in 2021 and be completed in 2028, subject to the relocation of some existing airport equipment and infrastructure, and resolving transport and education requirements. The anticipated housing completions provided by the landowners for this site are based on an even split across the delivery timetable for the development and on a split proportionally between the two local authority areas. Delivery of this development is anticipated to be two years later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-



2016 (published in December 2016), and reflects the timetable for the preparation of the SPD and current discussions relating to the delivery of the site.

- A.31. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **land north of Cherry Hinton** is considered **deliverable and developable** for the following reasons:
- **Available:** the landowners have advised that the site is available immediately.
  - **Suitable:** the site is part of the land allocated for development in the adopted Cambridge East AAP (February 2008) and in the Local Plan (submitted in March 2014), as proposed to be modified by the Councils through the examinations, having been released from the Cambridge Green Belt. It is at the second stage in the development sequence.
  - **Achievable and Viable:** the landowners anticipate that construction could start on site in 2021 and have advised that the development is achievable and viable.

### **Trumpington Meadows (Cambridge Southern Fringe)**

- A.32. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The **Cambridge Southern Fringe Area Action Plan** covers the part of the site within South Cambridgeshire and was adopted in February 2008. Outline planning permission was granted on 9 October 2009. The site is expected to deliver 1,200 dwellings on land straddling the Cambridge – South Cambridgeshire boundary, with approximately half in South Cambridgeshire.
- A.33. Lots 1-5 (353 dwellings, including 29 dwellings in in South Cambridgeshire) and lots 6-8 (161 dwellings, including 25 dwellings in South Cambridgeshire) have been completed. The development is well underway, and the majority of the remaining dwellings are within South Cambridgeshire.
- A.34. Detailed planning permission for lot 9 (122 dwellings, all within South Cambridgeshire) was granted in April 2016 and at March 2017, 39 dwellings had been completed and 83 dwellings were under construction.
- A.35. Detailed planning permission for the Riverside (122 dwellings, of which 80 dwellings are in South Cambridgeshire) was granted in December 2016 and at March 2017, the 42 dwellings in Cambridge were under construction and the 80 dwellings in South Cambridgeshire had not been started.
- A.36. Detailed planning permission for the Local Centre (40 dwellings, all of which are in South Cambridgeshire) was granted in January 2017 and at March 2017, no construction had started. This lot is now under construction.
- A.37. Detailed planning permission for lots 10 & 11 (392 dwellings, of which 327 dwellings are in South Cambridgeshire) was granted in March 2017.
- A.38. The developer has advised that the development will be completed in 2021, and has provided a breakdown of predicted completions by lots. The developer anticipates that lot 9, the Riverside, and the Local Centre will all be completed by March 2018,

and that lots 10 & 11 will be delivered between 2017-2018 and 2021-2022 across Cambridge and South Cambridgeshire. The Councils have based their housing trajectories on continued development of this site along the spine road from north to south, and around the Park and Ride, with the final completions being within Cambridge along the frontage with Hauxton Road. The Councils have anticipated that lot 9, the Local Centre and the part of Riverside within Cambridge will be completed in 2017-2018 as these dwellings are under construction. The Councils have anticipated that the part of Riverside with South Cambridgeshire will be delivered in the following year (2018-2019), and that lots 10 & 11 will be delivered between 2018-2019 and 2021-2022 as suggested by the developer but with all the dwellings in Cambridge in the final year, rather than across all four years.

- A.39. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the whole site has outline planning permission, and reserved matters planning permissions have been approved for all lots. The development is under construction.
  - **Suitable:** the site is allocated for development in the adopted Cambridge Southern Fringe Area Action Plan (February 2008), having been released from the Cambridge Green Belt. The whole site has outline planning permission and reserved matters planning permissions have been approved for all lots. It is at the second stage in the development sequence.
  - **Achievable and Viable:** the development has planning permission and is under construction.

**c. Existing Allocations at New Settlements** (see Table SC4)

**Northstowe**

- A.40. Northstowe is a planned new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the **Northstowe Area Action Plan** (adopted in July 2007) with an area of reserve land to the west of the town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.
- A.41. Development beyond 1,500 homes is dependent on the completion of the improvement works to the A14 to provide the necessary transport capacity. The Development Consent Order for the A14 improvements was approved by the Secretary of State in May 2016<sup>7</sup>. Construction works are underway and the scheme is planned to be open by March 2021.
- A.42. **Phase 1:** outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the

---

<sup>7</sup> <http://www.highways.gov.uk/roads/road-projects/a14-cambridge-to-huntingdon-improvement-scheme/>

demolition of existing buildings and structures) was granted in April 2014. Phase 1 will be delivered by five housebuilders.

- A.43. The housing trajectory assumes that the site as a whole will deliver no more than 250 dwellings a year, with phase 1 delivering no more than 200 dwellings a year. There are no planning policy barriers restricting the annual rate of completions of phase 1 of Northstowe. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.
- A.44. For phase 1 of Northstowe, the Council has assumed that for each of the four housebuilders delivering either multiple parcels or one large parcel that no more than 50 market dwellings will be completed a year. This is based on its typical delivery rate assumptions. Housing completions of affordable dwellings are in addition to this, and therefore annual housing completion rates for a parcel may be higher than 50 dwellings if affordable dwellings are completed in that year. It is understood from the housebuilders on phase 1 of Northstowe that the current annual delivery rate for market dwellings is lower than this, and is approximately 35 market dwellings a year.
- A.45. Parcel H1 (Bloor Homes): detailed planning permission for this parcel (92 dwellings) was granted in September 2016, and at March 2017, 13 dwellings had been completed and 49 dwellings were under construction. The exact timetable for the delivery of this scheme is unclear as the housebuilder has not provided a completed questionnaire, and the housebuilder has advised that it will not be providing a response. However, it is reasonable to assume the scheme will be completed within five years, as the scheme is under construction.
- A.46. Parcel H2 (Barratt Homes): detailed planning permission for this parcel (135 dwellings) was granted in January 2017, and at March 2017, no construction had started on site. Barratt Homes is advertising plots for sale on this scheme. The exact timetable for the delivery of this scheme is unclear as the housebuilder has not provided a completed questionnaire, and the housebuilder has advised that it will not be providing a response. However, it is reasonable to assume the scheme will be started and completed within five years, as the housebuilder is advertising plots for sale.
- A.47. Parcel H3 (Taylor Wimpey): detailed planning permission for this parcel (40 dwellings) was granted in November 2016. At March 2017, no construction had started on site. The housebuilder has advised that parcel H3 started on site in May 2017 and anticipates that this parcel will be largely completed in Summer 2018. The Taylor Wimpey sales complex is on this parcel and is likely to be used for all Taylor Wimpey parcels at Northstowe, therefore 9 dwellings on parcel H3 can only be completed once the sales complex is no longer needed and has been removed.
- A.48. Parcel H4 (Bovis Homes): detailed planning permission for this parcel (84 dwellings) was granted in December 2016, and at March 2017, 14 dwellings were under construction. The housebuilder has advised that from its three parcels (H4, H5 and H6) approximately 30 dwellings will be completed in 2017-2018, and then 40 dwellings will be completed per year in future years.

- A.49. Parcel H11 (Taylor Wimpey): detailed planning permission for this parcel (152 dwellings) was granted in June 2017. The housebuilder anticipates that construction will start on site in Autumn 2017, and that the first dwellings will be completed in Summer 2018.
- A.50. Parcel H12 (Linden Homes): detailed planning permission for this parcel (271 dwellings) was granted in January 2017, and at March 2017, no construction had started on site. Linden Homes is advertising plots for sale on this scheme. The housebuilder has advised that approximately 50 dwellings will be completed per year.
- A.51. Phase 1 (remaining parcels): parcels H5 and H6 will be delivered by Bovis, parcels H7, H8 and H9 will be delivered by Barratt Homes, and parcels H10 and H13 will be delivered by Taylor Wimpey. Bovis Homes anticipates that its parcels will be completed between 2018 and 2027. Barratt Homes has advised that it will not be providing a response on the predicted completions for its parcels. Taylor Wimpey anticipates that its parcels will be completed between 2020 and 2022.
- A.52. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **phase 1** is considered **deliverable and developable** for the following reasons:
- **Available**: the site has outline planning permission and detailed planning permission for parcels H1, H2, H3, H4, H11 and H12. Construction has started on site.
  - **Suitable**: the site is allocated for development in the adopted Northstowe AAP (July 2007). The site has outline planning permission and detailed planning permission for parcels H1, H2, H3, H4, H11 and H12. It is at the third stage in the development sequence. A site wide masterplan was endorsed by the Northstowe Joint Development Control Committee in July 2012.
  - **Achievable and Viable**: the site has outline planning permission and the first parcels are under construction.
- A.53. **Phase 2**: outline planning permission for phase 2 (up to 3,500 dwellings, a secondary school, two primary schools, a town centre and sports hub) was granted in January 2017. A condition on the planning permission restricts any dwellings from being occupied on phase 2 of Northstowe prior to (i) the opening of the Bar Hill junction of the A14 improvements, (ii) the widening of the A14 between Bar Hill and Girton as part of the A14 improvements, and (iii) the widening of the B1050 to dual carriageway between its junctions with the A14 at Bar Hill and the proposed Northstowe Southern Access Road (West). The landowner anticipates that construction of the dwellings will start in 2018, and that the first completions will be in 2019.
- A.54. The Council has taken a cautious approach in the housing trajectory and has assumed that Northstowe as a whole will deliver no more than 250 dwellings a year. There are no planning policy barriers restricting the timing of delivery or the annual rate of completions of phase 2 of Northstowe. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories. However, delivery of dwellings on phase 2 is restricted by a condition attached to the outline planning permission relating to the completion of

specific elements of the A14 improvements. The landowners are working with the Council to accelerate delivery of this phase.

- A.55. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **phase 2** is considered **deliverable and developable** for the following reasons:
- **Available:** the site has outline planning permission and the landowner has advised that the site is available immediately.
  - **Suitable:** the site is allocated for development in the adopted Northstowe AAP (July 2007). The site has outline planning permission. It is at the third stage in the development sequence. A site wide masterplan was endorsed by the Northstowe Joint Development Control Committee in July 2012.
  - **Achievable and Viable:** the landowner has advised that the development is achievable and viable.
- A.56. **Phase 3** (and any **later phase(s)**) including the reserve land identified in the Northstowe AAP) is anticipated to provide a further 5,000 dwellings. The reserve land is allocated in the Local Plan (submitted March 2014) as the **Northstowe Extension** (Policy SS/7) to provide flexibility for the phasing and delivery of the new town. A small area of the reserve land has planning permission as part of phase 1. The landowner anticipates that the first housing completions on phase 3 will be in 2022-2023.
- A.57. The Council has taken a cautious approach in the housing trajectory and has assumed that Northstowe as a whole will deliver no more than 250 dwellings a year; therefore no allowance is made for housing on phase 3 (and any later phases) in the housing trajectory. There are no planning policy barriers restricting the timing of delivery or the annual rate of completions of phase 3 (and any later phases) of Northstowe. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories. The landowners are working with the Council to accelerate delivery of this phase.
- A.58. In accordance with footnote 12 to paragraph 47 of the NPPF **phase 3 (and any later phase(s))** is considered **developable** for the following reasons:
- **Available:** the landowner has advised that the site is available immediately for development.
  - **Suitable:** the site is allocated for development in the adopted Northstowe AAP (July 2007). It is at the third stage in the development sequence. A site wide masterplan was endorsed by the Northstowe Joint Development Control Committee in July 2012.
  - **Achievable and Viable:** the landowner has advised that the development is achievable and viable.

d. **New Allocations at New Settlements** (see Table SC4)

**Waterbeach New Town**

- A.59. Land north of Waterbeach is allocated in the **Local Plan** (submitted in March 2014) for the creation of a sustainable new town. The submitted Local Plan proposes that the new town will provide 8,000 to 9,000 dwellings and employment, retail, sports

and leisure, community, and education uses. The site is owned by multiple landowners but has two joint promoters.

- A.60. The promoters anticipate that the first new dwellings could be completed in 2019-2020. The promoters anticipate that annual completions of 400-500 dwellings could be achieved. An outline planning application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; and green open spaces including parks, ecological areas and woodlands was submitted in February 2017 by Urban & Civic. This planning application covers part of the land proposed to be allocated in the Local Plan (submitted in March 2014).
- A.61. A Neighbourhood Plan for the parish of Waterbeach is due to be produced, and will be undertaken in close consultation with the local authorities, local community and other stakeholders. A Joint Working Agreement<sup>8</sup> has been agreed and signed by both the Parish and District Councils that sets out a framework for how the two councils will work together in relation to key projects such as the Local Plan, Neighbourhood Plan, Development Framework Document and the City Deal.
- A.62. **Policy SS/5** of the **Local Plan** (as submitted in March 2014) assumed that no more than 1,400 dwellings would be completed by 2031 and **Policy SS/12** (as submitted in March 2014) required the development to be phased so that the first housing completions would be in 2026. In March 2016, the Council submitted to the Inspectors proposed modifications to the **Local Plan** to remove these restrictions. **Policy SS/5** (as submitted in March 2014) also states that an Area Action Plan (AAP) will be prepared to guide the development of the site. The Council has obtained legal advice regarding the status of the proposed AAPs for both Waterbeach New Town and Bourn Airfield New Village, and has been advised that the guidance it intends to produce would be more appropriately prepared as a Supplementary Planning Document (SPD) rather than an AAP. In November 2016, the Council submitted to the Inspectors further proposed modifications to **Policy SS/5** to take account of this legal advice, and also to make other consequential changes to the policy including adding 'approximately' to the proposed number of dwellings for the site.
- A.63. A SPD is being prepared by ARUP on behalf of the Council, and it is anticipated that the draft Waterbeach New Town SPD will be subject to public consultation in 2018.
- A.64. The Council has taken a more cautious approach to the delivery of this site in the housing trajectory than suggested by the promoters. The housing trajectory assumes that the first dwellings will be completed in 2021-2022 and that the site will deliver an average of 250 dwellings a year following a gradual build up in the early years. The proposed modifications mean that there are no planning policy barriers restricting the timing of delivery or the annual rate of completions of Waterbeach New Town. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.

---

8

<https://www.scams.gov.uk/sites/default/files/documents/Waterbeach%20Joint%20Working%20Agreement%20for%20website.pdf>

- A.65. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the promoters have advised that the site is available immediately.
  - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). It is at the third stage in the development sequence.
  - **Achievable and Viable:** the promoters anticipate that the first new dwellings could be completed in 2019-2020 and have advised that the development is achievable and viable.

### **Bourn Airfield New Village**

- A.66. Land at Bourn Airfield is allocated in the **Local Plan** (submitted in March 2014) for the development of a new village of approximately 3,500 dwellings. The development will include a new secondary school and at least two primary schools.
- A.67. **Policy SS/6** of the **Local Plan** (as submitted in March 2014) required the development to be phased so that the first housing completions would be in 2022 and that no more than 1,700 dwellings would be completed by 2031. In March 2016, the Council submitted to the Inspectors proposed modifications to the **Local Plan** to remove these restrictions. **Policy SS/6** (as submitted in March 2014) also states that an Area Action Plan (AAP) will be prepared to guide the development of the site. The Council has obtained legal advice regarding the status of the proposed AAPs for both Waterbeach New Town and Bourn Airfield New Village, and has been advised that the guidance it intends to produce would be more appropriately prepared as a Supplementary Planning Document (SPD) rather than an AAP. In November 2016, the Council submitted to the Inspectors further proposed modifications to **Policy SS/6** to take account of this legal advice, and also to make other consequential changes to the policy.
- A.68. A SPD is being prepared by ARUP on behalf of the Council, and it is anticipated that the draft Bourn Airfield New Village SPD will be subject to public consultation in 2018.
- A.69. The developer has indicated that the site is available immediately and that construction could start on site in mid 2019, with the first housing completions in early 2020. The Council has taken a more cautious approach to the delivery of this site in the housing trajectory than suggested by the promoters. The housing trajectory assumes that the first dwellings will be completed in 2021-2022 and that the site will deliver no more than 150 dwellings a year following a gradual build up in the early years, so that together this site and Cambourne West will deliver no more than 300 dwellings a year. The proposed modifications mean that there are no planning policy barriers restricting the timing of delivery or the annual rate of completions of Bourn Airfield New Village. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.
- A.70. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:

- **Available:** the developer has advised that the site is available immediately.
- **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). It is at the third stage in the development sequence.
- **Achievable and Viable:** the developer has advised that the development is achievable and viable.

e. **Existing Allocations in the Rural Area** (see Table SC5)

**Cambourne – additional 950 dwellings**

- A.71. Cambourne is a new settlement to the west of Cambridge and was originally anticipated to provide approximately 3,000 dwellings with a 10% reserve. Changes to government policy required higher minimum densities from new development to make more efficient use of land, and therefore the **Site Specific Policies DPD** (adopted in January 2010) states that it is appropriate that the remaining areas at Cambourne should be developed at higher densities so that the average net density of the settlement as a whole is raised to 30 dwellings per hectare.
- A.72. The site has outline planning permission for 950 dwellings and detailed planning permissions for all 950 dwellings have been granted. At March 2017, 747 dwellings were built, 72 dwellings were under construction and 131 dwellings had not been started. The developer anticipates that the development will be completed in 2020. Completion of this development is earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and takes account of the increased actual completions delivered in 2016-2017 (95 dwellings) compared to the predicted number of housing completions (31 dwellings).
- A.73. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the site has detailed planning permissions for 950 dwellings and is under construction.
  - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010). The site has detailed planning permission for 950 dwellings.
  - **Achievable and Viable:** the development has planning permission and is under construction.

**Fulbourn & Ida Darwin Hospitals**

- A.74. Within the Fulbourn and Ida Darwin Hospitals Major Developed Site in the Green Belt, the Ida Darwin Hospital part of the site was allocated in the **Site Specific Policies DPD** (adopted in January 2010) for redevelopment for housing with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. The site was anticipated to provide up to 275 dwellings. The **Local Plan** (submitted in March 2014) carries forward this allocation.
- A.75. An outline planning application for up to 180 dwellings, a 70 unit extra care facility and open space was submitted to the Council in May 2013 along with a development brief for the site. The Council's planning committee in June 2014 endorsed the



development brief as a material consideration for all subsequent planning applications, but refused the outline planning application due to the absence of any appropriate community facilities.

- A.76. The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site, subject to the prior completion of a s106 agreement. The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere. The proposed conditions to be attached to the planning permission will allow the landowner three years for the submission of reserved matters planning application(s) for phase 1, eight years for the submission of reserved matters planning application(s) for phase 2, and two years for development to start from the approval of the detailed planning permissions for each phase.
- A.77. The agent has indicated that the site is available immediately and that the first 150 dwellings could be completed within five years. Delivery of this development is anticipated to be one year earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site now has a resolution to grant outline planning permission from the Council's planning committee in August 2017.
- A.78. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the site is available immediately. It is proposed that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere.
  - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). A development brief for the site was endorsed by Planning Committee in June 2014 and the site has a resolution to grant outline planning permission, subject to the prior completion of a s106 agreement.
  - **Achievable and Viable:** the agent has previously advised that the development is achievable and viable.

### **Papworth Everard West Central**

- A.79. The **Site Specific Policies DPD** (adopted in January 2010) identifies an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre. This is anticipated to take the form of a number of separate developments of individual land parcels within the policy area. The **Local Plan** (submitted in March 2014) carries forward this allocation.
- A.80. **Land south of Church Lane:** a hybrid planning permission was granted in October 2014: outline planning permission for the erection of up to 58 dwellings and open

space, and full planning permission for 8 units for either housing or business use, a brewhouse, a bakery, and community rooms. A detailed planning permission for 53 dwellings was granted in August 2017. The full planning permission which includes 8 units appears to have lapsed. It is unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from detailed planning permission approved to start on site to anticipate the delivery timetable for the 53 dwellings.

A.81. In accordance with footnote 11 to paragraph 47 of the NPPF **land south of Church Lane** is considered **deliverable** for the following reasons:

- **Available:** the site has detailed planning permission for 53 dwellings and the developer has previously advised that the site is available immediately.
- **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has detailed planning permission for 53 dwellings.
- **Achievable and Viable:** the developer has previously advised that the development is achievable and viable.

A.82. **Catholic Church site:** the site has planning permission for the demolition of the existing dilapidated church and erection of four new apartments. The agent anticipates that construction will start on site in late 2018 / early 2019, and that the development will be completed in late 2019 / early 2020. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site now has planning permission.

A.83. In accordance with footnote 11 to paragraph 47 of the NPPF **the Catholic Church site** is considered **deliverable** for the following reasons:

- **Available:** the site has planning permission and the agent has advised that the site is available immediately.
- **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has detailed planning permission.
- **Achievable and Viable:** the site has detailed planning permission and the agent has advised that the development is achievable and viable.

#### **Former Bayer CropScience Site**

A.84. The former Bayer CropScience site is a brownfield redevelopment site located on the A10 near Hauxton. The site is allocated for a sustainable mixed-use development in the **Site Specific Policies DPD** (adopted in January 2010). Outline planning permission was granted for a scheme including up to 380 dwellings in February 2010 (which has now lapsed). The site was contaminated and remediation works have been undertaken and signed off. The **Local Plan** (submitted in March 2014) carries forward this allocation.

- A.85. Detailed masterplanning of the site has resulted in the site being anticipated to provide 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. The housing trajectory therefore assumes that 285 dwellings will be provided on this site. Detailed planning permission for 201 dwellings on phase 1 was granted in December 2012. At March 2017, 81 dwellings had been completed, 15 dwellings were under construction and 105 dwellings were not started on phase 1. Detailed planning permission for 14 dwellings on phase 3 was allowed on appeal in June 2016. At March 2017, no construction had started on site. Detailed planning permission 70 extra care apartments with associated communal facilities and café on phase 2 was granted in December 2016. At March 2017, all 70 extra care apartments were under construction. The Registered Provider anticipates that the extra care apartments will be completed in January 2019.
- A.86. The exact timetable for the delivery of the dwellings on the remainder of the development is unclear as the developer / agent has not provided a completed questionnaire, and the agent has advised that they will not be providing a response. It is reasonable to assume that the site will be completed within five years. The Council has assumed that no more than 50 market dwellings will be completed a year, based on its typical delivery rate assumptions. A higher number of completions are predicted in 2018-2019, when it is anticipated that the affordable extra care apartments that are currently under construction will be completed.
- A.87. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the site has planning permission and is under construction.
  - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has planning permission.
  - **Achievable and Viable:** the development has planning permission and is under construction.

**f. New Allocations in the Rural Area** (see Table SC5)

**Cambourne West**

- A.88. Land north west of Lower Cambourne, including an area of land within the current Business Park, is allocated in the **Local Plan** (submitted in March 2014) for the development of a sustainable, fourth linked village to Cambourne. The site allocated in the Local Plan (submitted in March 2014) has multiple landowners and capacity for approximately 1,200 dwellings with high levels of green infrastructure.
- A.89. **Land north west of Lower Cambourne:** the developer is seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger development site with a capacity of 2,350 dwellings (on land outside of the Business Park). The Council's planning committee in January 2017 gave officers delegated powers to approve an outline planning application for up to 2,350 dwellings; retail and offices/light industry uses, community and leisure facilities, two primary schools and one secondary school; and open space on this larger site, subject to the prior completion of a s106 agreement. The developer has

indicated that for this larger scheme, the first dwellings could be completed in 2019-2020 and up to 220 dwellings per year could be delivered.

- A.90. The housing trajectory assumes that Cambourne West as a whole will deliver no more than 150 dwellings a year, so that together this site and Bourn Airfield New Village will deliver no more than 300 dwellings a year. This is a more cautious approach than proposed by developers of land north west of Lower Cambourne and is also lower than the 220 dwellings per year average for the delivery of Cambourne so far. There are no planning policy barriers restricting the annual rate of completions of Cambourne West. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.
- A.91. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **land north west of Lower Cambourne** is considered **deliverable and developable** for the following reasons:
- **Available:** the site has a resolution to grant planning permission and the agent has advised that the site is available immediately.
  - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has a resolution to grant outline planning permission, subject to the prior completion of a s106 agreement.
  - **Achievable and Viable:** the agent has advised that the development is achievable and viable.
- A.92. **Land within the Business Park:** this area has capacity for approximately 240 dwellings, and forms part of the overall capacity of the allocation proposed in the Local Plan (submitted in March 2014) of approximately 1,200 dwellings. Initial discussions have been undertaken with the landowner / agent; however a planning application(s) has not yet been submitted. The exact timetable for the delivery of this development is unclear as the landowner / agent has not provided a completed questionnaire.
- A.93. The Council has taken a cautious approach to the delivery of Cambourne West in the housing trajectory, and assumed that the development as a whole will deliver no more than 150 dwellings a year; therefore no allowance is made for housing on land within the Business Park in the housing trajectory. There are no planning policy barriers restricting the timing of delivery or the annual rate of completions of Cambourne West. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.
- A.94. In accordance with footnote 12 to paragraph 47 of the NPPF **land within the Business Park** is considered **developable** for the following reasons:
- **Available:** initial discussions have been undertaken with the landowner / agent of land within the business park.
  - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).
  - **Achievable and Viable:** the landowner / developer has previously advised that the development is achievable and viable.

#### **Dales Manor Business Park, Sawston**

- A.95. The site is allocated in the **Local Plan** (submitted in March 2014) for 200 dwellings and light industrial and office uses. Not all of the site is available immediately, due to existing tenancies; however these areas of the site will become available during the plan period. The phasing of delivery takes account of the existing tenancies and when areas of the site will become available.
- A.96. The agents have previously advised that the site could accommodate up to 230 dwellings; however until the landowners' proposals have been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 200 dwellings.
- A.97. The exact timetable for the delivery of this development is unclear as the landowners / agents have not provided a completed questionnaire. The Council has taken a cautious approach to delivery on this site and assumed that the first completions will be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016). This takes account of the multiple landowners, the brownfield nature of the site, and will allow time for the submission and approval of a planning application(s).
- A.98. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the site is not available immediately, but the phasing of delivery takes account of the existing tenancies on the site.
  - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).
  - **Achievable and Viable:** the agent has previously advised that the development is achievable and viable.

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

- A.99. The site is allocated in the **Local Plan** (submitted in March 2014) for 80 dwellings. Initial discussions relating to developing the site have taken place and the agent anticipates that the site will be able to accommodate 140 dwellings. Until the capacity has been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 80 dwellings.
- A.100. The agent anticipates that construction will start on site in 2018, and that the development will be completed in 2020. The Council has taken a more cautious approach to delivery on this site than suggested by the agent and assumed that the first completions will be delivered in 2019-2020 to allow time for the submission and approval of a planning application(s). Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).
- A.101. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** initial discussions have been undertaken and the agent has advised that the site is available immediately.

- **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).
- **Achievable and Viable:** the agent anticipates that the development will be completed within five years, and has advised that the development is achievable and viable.

#### Land south of Babraham Road, Sawston

A.102. The site is allocated in the **Local Plan** (submitted in March 2014) for 260 dwellings. The landowners have advised that the site is not available immediately as the landowners are awaiting the outcome of the Local Plan examination, notice needs to be given to the tenant farmer, and planning permission needs to be obtained. However the landowners anticipate that the site will become available in 2019-2020, that construction will start in 2020-2021, and that the development will be completed in 2024-2025. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and reflects a revised timetable to adoption of the Local Plan.

- A.103. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the landowners have advised that the site will become available in 2019-2020.
  - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).
  - **Achievable and Viable:** the landowners anticipate that the development will be completed in 2024-2025 and have advised that the development is achievable and viable.

#### Land north of Impington Lane, Impington

A.104. The site is allocated in the **Local Plan** (submitted in March 2014) for 25 dwellings. The agent has advised that the site is available immediately, and anticipates that construction will start on site in August 2018, with the first dwellings completed in August 2019. It is anticipated that the development will be completed in April 2020.

A.105. The landowners are seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger site with a capacity of approximately 74 dwellings. Until the landowners proposals have been considered through the examination of the Local Plan, the Council is only relying on this site to provide 25 dwellings.

- A.106. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the developer has advised that the site is available immediately.
  - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).

- **Achievable and Viable:** the developer anticipates that the development will be completed in April 2020 and has advised that the development is achievable and viable.

### **Land west of New Road, Melbourn**

- A.107. The site is allocated in the **Local Plan** (submitted in March 2014) for 65 dwellings. The site has multiple landowners and is being brought forward as two separate but complementary developments, and the planning permissions granted have resulted in the site now being anticipated to deliver a total of 82 dwellings.
- A.108. **Land south west of Victoria Way:** the site has planning permission for 64 dwellings. At March 2017, 17 dwellings had been completed, 1 dwelling was under construction and 46 dwellings had not been started. The agent anticipates that the development will be completed in 2019-2020.
- A.109. **Land at 36 New Road:** the site has outline planning permission for the erection of 18 dwellings and the retention of the existing dwelling at 36 New Road. The developer anticipates that construction will start on site in 2018, and that the development will take 18 months to complete. The developer has also advised that a detailed planning permission will be submitted in Autumn 2017 and that it is looking to increase the number of dwellings on the site.
- A.110. In accordance with footnote 11 to paragraph 47 of the NPPF **land west of New Road, Melbourn** is considered **deliverable** for the following reasons:
- **Available:** the site has multiple landowners and is being brought forward as two separate but complementary developments. The site has planning permission for 82 dwellings, and the development on land south west of Victoria Way is under construction.
  - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has planning permission for 82 dwellings.
  - **Achievable and Viable:** construction has started on site to deliver the 64 dwellings on land south of Victoria Way and the agent has advised that the development is achievable and viable. The developer for land at 36 New Road has advised that the scheme is achievable, and that a detailed planning permission for the development will be submitted in Autumn 2017.

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

- A.111. The site is allocated in the **Local Plan** (submitted in March 2014) for 90 dwellings and light industrial and/or office uses. The site has outline planning application for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings. The planning permission covers approximately 75% of the site. The agent has advised that the site is for sale and that negotiations with a buyer are expected to be completed in Autumn 2017. It is anticipated that construction will start on site in Summer 2019 and that the development will be completed in Summer 2022, but the exact timetable will be dependent on the new landowner / developer securing detailed planning permission.

- A.112. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the agent has advised that the site is available immediately and the site has planning permission.
  - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has outline planning permission.
  - **Achievable and Viable:** the agent has advised that the development is achievable and viable.

#### **East of Rockmill End, Willingham**

- A.113. The site is allocated in the **Local Plan** (submitted in March 2014) for 50 dwellings. The site has outline planning permission for up to 72 dwellings, relocation of allotments and provision of public open space. This planning permission covers a larger site than proposed for allocation in the Local Plan (submitted in March 2014).
- A.114. The developer anticipates that construction will start on site in October 2018 and that the development will be completed in 2020. Delivery of this development is anticipated to be one year earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site now has planning permission.
- A.115. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the developer has advised that the site is available immediately and the site has outline planning permission.
  - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has outline planning permission.
  - **Achievable and Viable:** the developer has advised that the development is achievable and viable.

#### **Land at Bennell Farm, West Street, Comberton**

- A.116. The site is allocated in the **Local Plan** (submitted in March 2014) for 90 dwellings, a full size football pitch and changing facilities, and community car parking. The site has outline planning permission for up to 90 dwellings, car park, football pitch and changing facilities. The Council's planning committee in September 2017 gave officers delegated powers to approve an alternative outline planning application for up to 90 dwellings and associated infrastructure, subject to the prior completion of a s10 agreement.
- A.117. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire, and the agent has advised that they will not be providing a response. The agent has indicated that the development is likely to be completed between 2019 and 2021.
- A.118. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:



- **Available:** the agent has previously advised that the site is available immediately and the site has outline planning permission.
- **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has outline planning permission.
- **Achievable and Viable:** the agent has previously advised that the development is achievable and viable.

### Three Sites in Great and Little Abington

A.119. The Parish Councils of Great and Little Abington are promoting three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. As an alternative to taking forward a Neighbourhood Plan, the Parish Councils consulted local people about whether the sites should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council proposed a main modification (MM/7/01<sup>9</sup>) alongside the submission of the **Local Plan** to allocate these three sites for housing. The proposed modifications were subject to public consultation in December 2015 – January 2016 alongside the other proposed modifications resulting from the additional work undertaken in response to the Inspectors' preliminary conclusions.

A.120. **Land at Linton Road, Great Abington:** the main modification proposes that the site is allocated for 35 dwellings. The Council's planning committee in October 2017 approved a full planning application for 45 dwellings, community orchard and children's play area, subject to the prior completion of a s106 agreement. The developer anticipates that construction will start on site in early 2018 and that the development will be completed in 2019.

A.121. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- **Available:** the agent has advised that the site is available immediately and the site has detailed planning permission.
- **Suitable:** the site is proposed for allocation as a main modification to the Local Plan (submitted in March 2014). The site has a resolution to grant planning permission for 45 dwellings, subject to the prior completion of a s106 agreement.
- **Achievable and Viable:** the developer has advised that the development is achievable and viable.

A.122. **Land at junction of High Street & Pampisford Road, Great Abington:** the main modification proposes that the site is allocated for 12 dwellings. The site has planning permission for 20 dwellings. The planning permission covers a larger site than the site proposed for allocation in the Local Plan. At March 2017, 13 dwellings were under construction and 7 dwellings had not been started. The developer anticipates that the development will be completed in late 2018, which is a few months later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), however it reflects current construction of the site.

---

<sup>9</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scambs.gov.uk/major-modifications-and-minor-changes>

- A.123. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the site has planning permission and is under construction.
  - **Suitable:** the site is proposed for allocation as a main modification to the Local Plan (submitted in March 2014). The site has planning permission.
  - **Achievable and Viable:** the developer has previously advised that the development is achievable and viable and the development is under construction.
- A.124. **Land at Bancroft Farm, Church Lane, Little Abington:** the main modification proposes that the site is allocated for 6 dwellings. The landowner is seeking, through representations submitted on the Proposed Modifications (December 2015), the allocation of a larger site with a capacity of 9 dwellings. Until the landowners proposal has been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 6 dwellings.
- A.125. The developer has advised that it is in the process of agreeing the sale of the site, and anticipate that construction could start on site in 2018-2019, and be completed in the following year. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and will allow time for the submission and approval of a planning application(s).
- A.126. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the developer has advised that the site will be available once the sale of the site has been agreed.
  - **Suitable:** the site is proposed for allocation as a main modification to the Local Plan (submitted in March 2014).
  - **Achievable and Viable:** the developer has advised that the development is achievable and viable.

#### **Land at Toseland Road, Graveley**

- A.127. Graveley Parish Council is promoting a small scale housing development at Toseland Road to meet identified local housing needs, primarily for market housing but also including some affordable homes. As an alternative to taking forward a Neighbourhood Plan the Parish Council consulted local people about whether the site should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council proposed a main modification (MM/7/02<sup>10</sup>) alongside the submission of the **Local Plan** to allocate this site for 6 dwellings. The proposed modification was subject to public consultation in December 2015 – January 2016 alongside the other proposed modifications resulting from the additional work undertaken in response to the Inspectors' preliminary conclusions.

---

<sup>10</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scambs.gov.uk/major-modifications-and-minor-changes>

A.128. The agent anticipates that construction could start on site in 2019-2020 and that the development could be completed in 2019-2020. The Council has taken a more cautious approach to delivery on this site than suggested by the agent and assumed that the first completions will be delivered in 2020-2021 to allow time for the submission and approval of a planning application(s). Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

A.129. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- **Available:** the agent has advised that the site is available immediately.
- **Suitable:** the site is proposed for allocation as a main modification to the Local Plan (submitted in March 2014).
- **Achievable and Viable:** the agent has previously advised that the development is achievable and viable.

**g. Windfalls: Unallocated Sites with Planning Permission (see Table SC6)**

**Land west of 22a West Road, Gamlingay**

A.130. The site has planning permission for 12 dwellings. At March 2017, 4 dwellings had been completed and 8 dwellings had not been started. At November 2017, 6 dwellings were under construction. Discharge of conditions applications are being considered for the final two dwellings. The agent anticipates that the development will be completed in 2018. Completion of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and takes account of construction of the site.

A.131. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

**Land at Former EDF Energy Depot and Training Centre, Ely Road, Milton**

A.132. The site has planning permission for 89 dwellings, a sports pavilion and open space, the restoration of the Humphrey Repton Landscape and the restoration of North Lodge. At March 2017, 89 dwellings and the sports pavilion were built, and construction was underway on the restoration of North Lodge. It is unclear exactly when the restoration will be completed as the owner / agent has not provided a completed questionnaire; however it is reasonable to assume that the restoration will be completed within five years as the site is under construction.

A.133. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

**Land north of Bannold Road, Waterbeach**

A.134. The site has planning permission for 135 dwellings. At March 2017, 33 dwellings were under construction and 102 dwellings had not been started. The developer anticipates that the development will be completed in 2019-2020. Delivery of this development is anticipated to be one year earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site is now under construction.

A.135. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

#### **Showmans Site, Biddall's Boulevard, Kneesworth Road, Meldreth**

A.136. Planning permission for the variation of the original planning permission to allow an additional 10 plots was granted in May 2014. This planning permission regularises 6 plots and permits 4 new plots. The 4 new plots can be occupied as conditions relating to the provision and implementation of surface water drainage, the provision and maintenance of the area of public open space, and the provision of a footpath along the north west side of Kneesworth Road have been discharged. It is unclear exactly when the 4 new plots will be provided and therefore no allowance has been made for these 4 plots in the housing trajectory.

A.137. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is **not** considered **deliverable or developable** as although the site has planning permission for 4 new plots and the conditions have been discharged, it is unclear exactly when the new plots will be provided.

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

A.138. The site has planning permission for 12 dwellings. At March 2017, 7 dwellings had been completed and 5 dwellings had not been started. At November 2017, two dwellings were under construction and 3 dwellings had not been started.

A.139. It is unclear exactly when the development will be completed as the agent has not provided a completed a questionnaire; however it is reasonable to assume that the development will be completed in 2018-2019. Completion of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and takes account of construction of the site.

A.140. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

#### **Land at Bannold Road and Bannold Drove, Waterbeach**

A.141. The site has planning permission for 57 dwellings. At March 2017, 7 dwellings had been completed and 50 dwellings were under construction. It is anticipated that the development will be completed by March 2018. Completion of this development is anticipated to be two years earlier than predicted in the housing trajectory included in

the Annual Monitoring Report 2015-2016 (published in December 2016), and takes account of construction of the site.

- A.142. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

#### **Land to east of Cody Road, Waterbeach**

- A.143. The site has planning permission for up to 36 dwellings. At March 2017, no construction had started on site. The developer has advised that construction started on site in September 2017, and anticipates that the development will be completed in December 2018.

- A.144. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

#### **Railway Tavern, Station Road, Great Shelford**

- A.145. The site has planning permission for 12 dwellings following the demolition of the existing public house and flat. At March 2017, the existing dwelling had been demolished and all 12 new dwellings were under construction. The agent has advised that the development will be completed in Autumn 2017.

- A.146. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

#### **Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth**

- A.147. The site has outline planning permission for 20 dwellings. A detailed planning application for the site was submitted in October 2016, and is being considered by the Council. The agent advises that the site is available immediately and that construction can start on site as soon as detailed planning permission is granted. It is anticipated that construction will start on site in Autumn 2017, and that the development will be completed in March 2019. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to take account of the timetable for approval of the detailed planning permission.

- A.148. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

#### **Former Aspinalls Builders Yard, Over Road, Willingham**

- A.149. The site has planning permission for the redevelopment of the former builders merchant yard to provide 12 dwellings. At March 2017, 10 dwellings were under construction and 2 dwellings had not been started. It is unclear exactly when the development will be completed as the developer has not provided a completed a

questionnaire; however it is reasonable to assume that the development will be completed in 2017-2018.

- A.150. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

#### **Gills Hill Farm, Bourn**

- A.151. The site has planning permission for the demolition of the existing commercial buildings and erection of 16 dwellings. At March 2017, 3 dwellings had been completed and 13 dwellings were under construction. The developer anticipates that the development will be completed in late 2017 or early 2018.

- A.152. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

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

- A.153. The site has outline planning permission for 30 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by May 2019.

- A.154. The agent advises that the site is in the process of being sold, and that the reserved matters planning application will be submitted by the new landowner. However, it is anticipated by the agent that construction could start on site within a year from approval of the reserved matters planning application, and that the development could be completed within 18 months to 2 years. Delivery of this development is anticipated to be two years later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to allow time for the resolution of the sale of the site and also submission and approval of a detailed planning application(s).

- A.155. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

#### **8 Greenacres, Duxford**

- A.156. The site has planning permission for 35 dwellings following the demolition of the existing dwelling. At November 2017, the existing dwelling has been demolished and construction had started on site. The exact timetable for the delivery of the site is unclear as the developer / agent has not provided a completed questionnaire; however it is reasonable to assume the site will be completed within five years as construction has started on site. Delivery of this development is anticipated to be one year earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the development is now under construction.

A.157. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

#### **East of New Road, Melbourn**

A.158. The site has outline planning permission for up to 199 dwellings, a care home of up to 75 beds, new vehicular and pedestrian access, public open space, and a landscape buffer. A detailed planning application for 199 dwellings and open space was submitted in July 2017, and is being considered by the Council.

A.159. It is unclear exactly when the development will be started and completed as the developer / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started within five years and be completed within the plan period. The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site, and has assumed that nearly 90% of the development will be completed within the five year period.

A.160. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** as the site has outline planning permission and there is no evidence to suggest that a significant proportion of the development will not be completed within five years.

#### **Land adjacent to 41 Denny End Road, Waterbeach**

A.161. The site has planning permission for 30 affordable dwellings. At March 2017, no construction had started on site. Construction started on site in Summer 2017 and it is anticipated that the development will be completed in Autumn 2018.

A.162. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

#### **Adjacent to 12 Back Lane, Cambourne**

A.163. The site has planning permission for 27 affordable dwellings. At March 2017, all 27 dwellings were under construction. It is anticipated that the development will be completed by March 2018.

A.164. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

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

A.165. The site has outline planning permission for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units, formal and informal open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton Station, and associated works. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a

reserved matters planning application would need to be submitted by October 2018. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started within five years and be completed within the plan period.

- A.166. The Council has taken a more cautious approach to delivery of this site than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to allow for the submission and approval of a reserved matters planning application(s). The Council has used the predicted annual delivery rate previously provided by the agent, which is consistent with its typical delivery rate assumptions that no more than 50 market dwellings will be completed a year. Therefore, 50% of the development is anticipated to be completed within the five year period.
- A.167. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** as the site has outline planning permission and there is no evidence to suggest that a large proportion of the development will not be completed within five years.

#### **Land off Mill Lane, Sawston**

- A.168. The site has outline planning permission for up to 48 dwellings. A detailed planning application for 48 dwellings, landscaping and public open space was submitted in August 2017, and is being considered by the Council. It is unclear exactly when the development will be started and completed as the developer / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to allow time for the approval of the reserved matters planning application.
- A.169. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

#### **36 Oakington Road, Cottenham**

- A.170. The site has outline planning permission for the demolition of the existing barn and construction of up to 50 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by December 2019. The developer anticipates that construction will start on site in April 2018, subject to detailed planning permission being granted, and that the development will be completed in April 2020. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the



Annual Monitoring Report 2015-2016 (published in December 2016), to allow time for the submission and approval of a reserved matters planning application.

- A.171. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

### **83 Moorfield Road, Whittlesford Bridge**

- A.172. The site has planning permission for 18 dwellings. The developer anticipates that construction will start on site in January 2018, subject to detailed planning permission being granted, and that the development will be completed in June 2019.

- A.173. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

### **Land off Haden Way, Willingham**

- A.174. The site has outline planning permission for 64 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by January 2019. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to allow time for the submission and approval of a reserved matters planning application.

- A.175. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

### **East of Spring Lane, Bassingbourn**

- A.176. The site has outline planning permission for 30 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by March 2019. The developer anticipates that construction will start on site in Spring / Summer 2018 and that the development will be completed in Summer 2019. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

- A.177. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

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

- A.178. The site has outline planning permission for up to 22 dwellings. A condition on the planning permission allows the landowner 18 months for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by September 2018. The developer anticipates that construction will start on site in Summer 2018 and that the development will be completed in Winter 2019. The access to the land is owned by SCDC, and therefore discussions are being undertaken relating to the sale of the land. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the developer to allow time for the resolution of the sale of the access and also submission and approval of a detailed planning application(s).
- A.179. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

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

- A.180. The site has outline planning permission for up to 55 dwellings. A detailed planning application for 55 dwellings with associated roads, footpaths, parking, landscaping and open space was submitted in October 2017, and is being considered by the Council. It is unclear exactly when the development will be started and completed as the developer / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site.
- A.181. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

### **South of West Road, Gamlingay**

- A.182. The site has outline planning permission for up to 29 dwellings. A condition on the planning permission allows the landowner 18 months for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by November 2018. The agent advises that the site is being sold, however it is anticipated that the development could be completed in 2019-2020.
- A.183. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

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

- A.184. An outline planning permission for up to 29 dwellings was allowed on appeal in March 2017. An alternative outline planning application for 36 dwellings was granted in October 2017, which includes a condition that allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2019. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years.
- A.185. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

### **Robinson Court, Grays Road, Gamlingay**

- A.186. The site has planning permission for the demolition of 22 dwellings and the erection of 14 dwellings. Construction started on site in Summer 2017 and it is anticipated that the development will be completed in Autumn 2018.
- A.187. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

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

- A.188. The site has outline planning permission for up to 10 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by May 2019. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The agent has advised that the site is being sold. The Council has used its typical assumptions from planning permission approved to start on site to anticipate the delivery timetable for this site.
- A.189. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

### **7 High Street, Balsham**

- A.190. The site has planning permission for 33 dwellings following the demolition of all existing buildings. The developer advises that demolition is underway, and anticipates that construction of the new dwellings will start by the end of 2017. It is anticipated that the development will be completed by the end of 2019.
- A.191. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

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

- A.192. The site has planning permission for 40 dwellings and a childrens play area. Discharge of conditions applications are being considered. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The agent has advised that the development could be completed in 2019-2020.
- A.193. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

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

- A.194. The site has outline planning permission for erection of up to 200 dwellings and up to 70 apartments with care (use class C2), demolition of 117 Rampton Road, informal public open space and children's play area, and surface water flood mitigation and attenuation. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2019. The developer anticipates that construction will start on site in 2020-2021 and that the development will be completed in 2024-2025.
- A.195. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** as the site has outline planning permission and there is no evidence to suggest the development will not be started within five years and completed within the plan period.

### **Land east of Highfields Road, Caldecote**

- A.196. The site has outline planning permission for up to 140 dwellings, informal public open space and children's play area, community orchard and allotments, and surface water flood mitigation and attenuation. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by July 2019. The developer anticipates that construction will start on site in late 2018 / early 2019 and that the development will be completed in early / mid 2022. The site is currently being marketed for sale.
- A.197. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

### **Land at Hurdleditch Road, Orwell**

- A.198. The site has outline planning permission for up to 49 dwellings, community car park and coach drop-off facility, and pumping station. A condition on the planning permission allows the landowner two years for the submission of reserved matters

planning application(s); therefore a reserved matters planning application would need to be submitted by June 2019. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire, and the agent has advised that they will not be providing a response. The agent has indicated that construction is likely to start on site in 2019-2020 and that the development will be completed in 2020-2021.

- A.199. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

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

- A.200. The site has outline planning permission for up to 70 dwellings, public open space, and children's play area. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by July 2019. The agent anticipates that construction will start on site in early 2019 and that the development will be completed in late 2020. This is subject to the site being sold to a developer and detailed planning permission being granted.

- A.201. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

#### **West of Cemetery, The Causeway, Bassingbourn**

- A.202. The site has outline planning permission for 26 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by June 2020. It is unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from planning permission approved to start on site to anticipate the delivery timetable for this site.

- A.203. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

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

- A.204. The site has outline planning permission for erection of 26 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2020. The agent anticipates that construction will start on site in 2019 and that the development will be completed in 2020.

A.205. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

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

A.206. The site has outline planning permission for up to 55 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by September 2019. The agent advises that the site is being sold, and anticipates that the first dwellings will be completed in 2018-2019 and that the development will be completed in 2019-2020.

A.207. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the agent to allow time for the sale of the site and also submission and approval of a detailed planning application(s). Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

A.208. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

#### **W2 Building, High Street, Cambourne**

A.209. The site has prior approval for change of use of the building from office use to 18 dwellings. At March 2017, all 18 dwellings were under construction. The developer advises that the development will be completed in Autumn 2017.

A.210. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

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

A.211. The site has outline planning permission for up to 16 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2020. It is unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from planning permission approved to start on site to anticipate the delivery timetable for this site.

A.212. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

### **West of Grace Crescent, Hardwick**

A.213. The site has outline planning permission for up to 98 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2019. It is unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from planning permission approved to start on site to anticipate the delivery timetable for this site.

A.214. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

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

A.215. The site has planning permission for up to 71 dwellings. Discharge of conditions applications are being considered. The agent has advised that construction could start on site in 2017, with the first dwellings completed in 2018-2019, and that the development will be completed in 2019-2020.

A.216. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

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

A.217. The site has outline planning permission for up to 110 dwellings with public open space. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2019. It is unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years.

A.218. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

### **Land off Bartlow Road, Castle Camps**

A.219. The site has outline planning permission for up to 10 dwellings. A condition on the planning permission allows the developer two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by November 2019. The developer anticipates that

construction will start on site in late 2018 and that the development will be completed in late 2019.

- A.220. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

#### **Small Sites (9 dwellings or less)**

- A.221. At 31 March 2017, there were 106 dwellings with planning permission on small sites already under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, however as the majority of dwellings are under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.
- A.222. In accordance with footnote 11 to paragraph 47 of the NPPF these sites are considered **deliverable** as the sites have planning permission and are under construction.
- A.223. At 31 March 2017, there were 360 dwellings with planning permission on small sites not under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 324 dwellings are anticipated to be completed within five years.
- A.224. Between 1 April and 31 October 2017, 194 dwellings were granted planning permission on small sites that did not already have planning permission at 31 March 2017. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 175 dwellings are anticipated to be completed within five years.
- A.225. In accordance with footnote 11 to paragraph 47 of the NPPF these sites are considered **deliverable** as the sites have planning permission and a discount of 10% has been applied to allow for any that may not come forward. There is no clear evidence that these sites will not be delivered within five years.

- h. Windfalls: Unallocated Sites with Resolution to Grant Planning Permission (see Table SC6)**

#### **Land west of Longstanton**



A.226. The Council's planning committee in May 2008 approved an application to increase the site from 510 to 546 dwellings subject to the prior completion of a s106 agreement. This would provide an additional 36 dwellings. There are still issues to be resolved relating to the planning application and s106 agreement and therefore no allowance is made for housing on this site in the housing trajectory.

A.227. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is **not** considered **deliverable or developable** as there are still issues to be resolved relating to the planning application and s106 agreement and therefore it is unclear exactly when the development will be delivered.

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

A.228. The Council's planning committee in July 2016 approved an outline planning application for the redevelopment of the site for residential use, subject to the prior completion of a s106 agreement. The site is expected to provide 60 dwellings. The agent has advised that there are still issues to be resolved relating to the planning application and s106 agreement, and therefore there will be delays in delivery of the development compared to the timetable anticipated in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016). The Council has taken a cautious approach to delivery on this site and has assumed that the development will be completed between 2020 and 2022.

A.229. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

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

A.230. The Council's planning committee in May 2017 gave officers delegated powers to approve an outline planning application for up to 155 dwellings following the demolition of two dwellings, subject to the prior completion of a s106 agreement and addition of details to the conditions relating to the surfacing of the emergency access road.

A.231. The developer has advised that a contractor will be secured to deliver the scheme and therefore detailed phasing on delivery of the development is not available. However it is anticipated that construction will start on site in April 2018 and that the development will be completed in October 2020. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the developer to allow time for the contractor to be secured, outline planning permission to be granted, and also the submission and approval of a detailed planning application(s).

A.232. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be significantly completed within five years.

### **Land at Oakington Road, Cottenham**

A.233. The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for up to 126 dwellings, subject to the prior completion of a s106 agreement. The developer anticipates that construction will start on site in March 2018 and that the development will be completed in mid 2020. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the developer to allow time for outline planning permission to be granted and also the submission and approval of a detailed planning application(s).

A.234. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

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

A.235. The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for 18 dwellings, subject to the prior completion of a s106 agreement. The agent anticipates that construction will start on site in 2019-2020 and that the development will be completed in 2020-2021.

A.236. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

### **Land off Gibson Close, Waterbeach**

A.237. The Council's planning committee in August 2017 gave officers delegated powers to approve a full planning application and a local play area, subject to the prior completion of a s106 agreement. The agent anticipates that construction will start on site in early 2018 and be completed within 12-14 months. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the agent to allow time for the planning permission to be granted and pre-commencement conditions to be discharged.

A.238. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

### **Land at Belsar Farm, Willingham**

A.239. The Council's planning committee in September 2017 gave officers delegated powers to approve a full planning application for 25 dwellings, subject to the prior completion of a s106 agreement. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical

assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site.

- A.240. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

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

- A.241. The Council's planning committee in October 2017 approved a full planning application for 26 dwellings, subject to the prior completion of a s106 agreement. The agent has advised that the site is due to be sold; however the agent anticipates that construction could start on site in mid / late 2018, and that the development could be completed in late 2019.

- A.242. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

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

- A.243. The Council's planning committee in November 2017 gave officers delegated powers to approve a full planning application for 25 dwellings, subject to the prior completion of a s106 agreement. It is unclear exactly when the development will be started and completed; however it is reasonable to assume that the development will be started and completed within five years. The officer report to planning committee states in paragraph 44<sup>11</sup> that "officers are of the view that as this is a full application, the site can be delivered within a timescale whereby weight can be given to the contribution the proposal could make to the five year housing land supply". The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site.

- A.244. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

#### **Plumbs Dairy, 107 High Street, Balsham**

- A.245. The Council's planning committee in November 2017 gave officers delegated powers to approve a full planning application for 15 dwellings following the demolition of the existing dairy buildings, subject to the prior completion of a s106 agreement. It is unclear exactly when the development will be started and completed; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site.

---

<sup>11</sup> <http://scambs.moderngov.co.uk/documents/s103052/S-0460-17-FL%20Balsham.pdf>

A.246. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

**i. Windfalls: Windfall Allowance** (see Table SC6)

A.247. The **NPPF** says that an allowance may be made for windfall sites if local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

A.248. In South Cambridgeshire, analysis of housing completions between 2006 and 2014, shows that an average of 203 dwellings per year have been completed on windfall sites. This excludes any dwellings completed on garden land as required by the **NPPF**, and dwellings completed on allocated land as these are not windfall sites.

A.249. Rural exception sites for affordable housing are windfall sites, as they are sites for 100% affordable housing (or with the minimum amount of market housing to make them viable) adjacent to village frameworks that can only be brought forward where there is a demonstrable local need for affordable housing. On average, 50 dwellings per year of the 203 dwellings completed on windfall sites are on rural exception sites for affordable housing.

A.250. The housing trajectory includes two types of windfall sites: (i) identified; and (ii) unidentified. Identified windfall sites are developments with planning permission that are on land not land allocated in the Local Plan or Local Development Framework. Unidentified windfalls are developments that are not yet known about that will come forward in future on land not allocated.

A.251. Previous housing trajectories included an annual allowance for unidentified windfall sites, up to a maximum of 200 dwellings. Where identified windfall sites are predicted to deliver 200 or more dwellings in a year, no windfall allowance was included in that year. For the years where identified windfall sites were predicted to deliver less than 200 dwellings, a windfall allowance (rounded to the nearest 50 dwellings) was included that together with the predicted completions on identified windfall sites did not exceed 200 dwellings a year.

A.252. The supply of 'traditional' rural exception sites (as described above) has declined in South Cambridgeshire over the last few years mainly due to the impact of the Council being unable to demonstrate a five year supply. This has meant that instead of sites being released at a lower value for rural exception site sites, many landowners have sought planning permission for 'five year supply' sites (market-led housing developments) due to their greater value. Therefore larger 'five year supply' sites providing a mix of market and affordable housing are coming forward in the rural area as exceptions to normal planning policy, rather than smaller rural exception sites.

A.253. In the current housing trajectory, an adjustment has been made to the windfall allowance within the five year period (2017-2022) to reflect the current shift in delivery from rural exception sites to 'five year supply' sites. The maximum windfall

allowance has been revised so that no more than 150 dwellings per year are anticipated on windfall sites (excluding 'five year supply' sites).

- A.254. Given the circumstances in which the 'five year supply' sites have been permitted, the predicted completions from these sites are counted in addition to the normal supply from windfall sites. Therefore the Council's assumptions regarding windfall sites excludes any predicted completions from 'five year supply' sites.
- A.255. Identified windfall sites (excluding 'five year supply sites') are predicted to deliver over 150 dwellings in the first three years of the housing trajectory (2017-2018 and 2019-2020) and therefore no allowance for unidentified windfall sites is included in the housing trajectory for these years. For the remaining years an annual windfall allowance (rounded to the nearest 50 dwellings) is included that together with the predicted completions on identified windfall sites (excluding 'five year supply sites') does not exceed 150 dwellings a year in the five year period, and 200 dwellings a year for the remainder of the plan period. It is anticipated that unidentified windfall sites will deliver 1,950 dwellings by 2031.
- A.256. In accordance with footnotes 11 and 12 to paragraph 47 of the **NPPF** these sites are considered **deliverable and developable** as historic data shows that an average of 203 dwellings per year have been completed on windfall sites (compliant with the definition in the **NPPF**) and therefore the Council's assumption of no more than 200 dwellings on 'unidentified' windfall sites a year is a realistic allowance.