

**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>CLAY FARM - PARCELS 1B, 2, 5-7, 8A, 8B, 10-11, 12A, 12C, 13A, 13B, 14A &amp; 14B</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Countryside Properties
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Cambridge Local Plan 2018 - Site R42a, 07/0620/OUT (up to 2,300 dwellings), 10/1296/REM (306 dwellings), 12/0794/REM (229 dwellings), 13/0705/REM (2 dwellings), 14/0520/REM (136 dwellings), 14/1736/REM (165 dwellings), 15/0844/REM (251 dwellings), 15/2397/REM (11 dwellings) & 16/2208/REM (67 dwellings) Parcels 1B, 2, 5-7, 8A, 8B, 10-11, 12A, 12C, 13A, 13B, 14A & 14B have detailed planning permission for 1,110 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 838 dwellings had been completed, 13 dwellings were under construction and 259 dwellings had not been started.
<b>Anticipated year for works to start on site:</b>	started
<b>Anticipated year for development to be completed:</b>	2021-2022

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Total number of dwellings from the above applications is <b><u>1168</u></b> .
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b>	
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	
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<b>ACHIEVABILITY</b>
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	
	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>	

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details:</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details:</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details:</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details:</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details:</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details:</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details:</p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	
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**DELIVERY TIMETABLE & HOUSING TRAJECTORY**

4a	<p><b>When do you estimate you will start works on site?</b></p>	
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	
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4c	<p><b>When do you estimate you will complete development of the site?</b></p>	
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4d	<p><b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b></p>	<p><b>[see final page]</b></p>
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4e	<p><b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>

4f	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
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<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>
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**COMMERCIALLY SENSITIVE INFORMATION**

<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 20 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	86	85	111	74	73	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	174																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		63	53	95	30												
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>		41	59	33													

n/a = not available, this site was not included in the housing trajectory published in December 2017

**Greater Cambridge Housing Trajectory Questionnaire**

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**SITE DETAILS**

<b>Site:</b>	<b>BELL SCHOOL SITE</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Hill Residential
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Cambridge Local Plan 2018 - Site R42d, 06/0795/OUT (not exceeding 347 dwellings) & 13/1786/REM (270 dwellings) The site has detailed planning permission for 270 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 188 dwellings had been completed and 82 dwellings were under construction.
<b>Anticipated year for works to start on site:</b>	started
<b>Anticipated year for development to be completed:</b>	2019-2020

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Yes, albeit the March 2018 figures are higher than our records reflect.
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b>	Yes – under construction
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	N/A
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	N/A
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	No
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	N/A
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<b>ACHIEVABILITY</b>
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	Yes – under construction
	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>	



3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: N/A</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: N/A</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: N/A</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: N/A</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: N/A</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: N/A</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: N/A</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: N/A</p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	N/A
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3e	If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?	N/A
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**DELIVERY TIMETABLE & HOUSING TRAJECTORY**

4a	When do you estimate you will start works on site?	Started
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4b	When do you estimate you will deliver the first housing completions?	Delivered
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4c	When do you estimate you will complete development of the site?	2019/20
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4d	Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.	[see final page]
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4e	If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.	<b>Market Conditions</b> Please provide details: N/A
		<b>Site Specific Reasons</b> Please provide details: N/A

4f	If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see	<b>Market Conditions</b> Please provide details: N/A
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<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Please provide details: N/A</p>
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<p><b>COMMERCIALLY SENSITIVE INFORMATION</b></p>
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<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	<p>No</p>
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	<p>N/A</p>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 20 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	38	56	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	45																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		71	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>		108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

n/a = not available, this site was not included in the housing trajectory published in December 2017.

Email GC5

Received May 2019

**From:** Hill Residential

**Sent:** 20 May 2019 17:41

**Subject:** RE: Greater Cambridge Housing Trajectory - North-West Cambridge  
(University Site) (GC5)

Attached are the trajectory of completions for the NWC sites we are involved with.

<b><u>Lot M1/M2</u></b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Housing trajectory published in December 2017	0	118	3	0	0	0	0	0	0
Actual dwelling completions recorded	3								
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		46	125	25	25	25			
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>									

<b><u>Lot S3</u></b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Housing trajectory published in December 2017									
Actual dwelling completions recorded	0								
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>					62	42	15		
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>									

<b><u>Lot 4</u></b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Housing trajectory published in December 2017									
Actual dwelling completions recorded	0								
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>							87		
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>									

<b><u>Lot M3</u></b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Housing trajectory published in December 2017	0	0	106	0	0	0	0	0	0
Actual dwelling completions recorded	0								
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>						32	36	38	
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>									

**Greater Cambridge Housing Trajectory Questionnaire**

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**SITE DETAILS**

<b>Site:</b>	<b>LAND BETWEEN HUNTINGDON ROAD AND HISTON ROAD (NIAB MAIN / DARWIN GREEN)</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Barratt Homes / David Wilson Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Cambridge Local Plan 2018 - Policy 20 / Site R43, 07/0003/OUT (up to 1,593 dwellings), 15/1670/REM (114 dwellings) & 16/0208/REM (173 dwellings) The whole site has outline planning permission for up to 1,593 dwellings, and within this two parcels have detailed planning permission for 287 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 1,306 dwellings had outline planning permission and 287 dwellings had detailed planning permission, and no construction had started on site. We have previously been advised that the first housing completions for this section of the site would be delivered in 2018-2019, and that this section of the site would be completed in 2026.
<b>Anticipated year for works to start on site:</b>	2020-2021
<b>Anticipated year for development to be completed:</b>	2027-2028

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	No, site started Mid 2018
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1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	
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<b>AVAILABILITY</b>
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2a	<b>Is the site available immediately for development?</b>	
	Yes being purchased by house builder on a phased basis.	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	N/A
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	N/A
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	No
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	Submitting Rm's on rolling basis, next phase for 319 units submitting July 2019. The RM applications being approved in a timely manner is vital to the housing delivery on this development.
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<b>ACHIEVABILITY</b>
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3a	<p><b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b></p>	
<p><i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i></p>		

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: No</p> <hr/> <p><b>Legal and Ownership</b></p> <p>Please provide details: No</p> <hr/> <p><b>Discharge of Conditions</b></p> <p>Please provide details: Yes, delay in receiving condition discharge could slow delivery on site.</p> <hr/> <p><b>Other (e.g. contamination)</b></p> <p>Please provide details: Planning delays whilst securing further RM approvals this is imperative to secure continuity of build for our subcontractors and labour force.</p>
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3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: Potential slowing of Cambridge market due to wider market conditions.</p> <hr/> <p><b>Site Preparation Costs</b></p> <p>Please provide details: N/A</p> <hr/> <p><b>Infrastructure Costs</b></p> <p>Please provide details: N/A</p>
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		<p><b>Planning Obligations</b></p> <p>Please provide details:</p>
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3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p>Are main constraint is the time taken to receive RM approvals and condition discharges and meaningful, constructive pre application dialogue in an agreed timeframe. These factors will only be resolved when Cambridge City Councils planning team is properly resourced with the right personal in place. This would allow them to work more proactively with developer's to determine planning applications in a timely manner.</p>
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	<p>Yes receiving RM approvals within 13 weeks of submission.</p>
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<p><b>When do you estimate you will start works on site?</b></p>	<p>They have started</p>
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	<p>We have, 9 plots where sold to June 19.</p>
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4c	<p><b>When do you estimate you will complete development of the site?</b></p>	<p>2028 depending on market conditions.</p>
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4d	<p><b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b></p>	<p>[see final page]</p>
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4e	<p><b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>

4f	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>

<p><b>COMMERCIALY SENSITIVE INFORMATION</b></p>
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5a	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	
5b	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park

Cambourne  
CB23 6EA

By no later than **20 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	84	180	250	250	250	250	250	79	0	0	0	0	0	0
Actual dwelling completions recorded	0	9															
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		0	76	183	311	431	551	671	791	911	45	The figures provided are cumulative completions.					
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>		0	93	166	238	318	398	478	558	637	0	The figures provided are cumulative completions.					

n/a = not available, this site was not included in the housing trajectory published in December 2017.

### Greater Cambridge Housing Trajectory Questionnaire

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#### SITE DETAILS

<b>Site:</b>	<b>CAMBRIDGE EAST - NORTH OF NEWMARKET ROAD</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Landowner / Housebuilder: Hill Marshall LLP
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/2 & S/2682/13/OL (up to 1,300 dwellings) The site has outline planning permission for up to 1,300 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, the site had outline planning permission and therefore no construction had started on site. We have previously been advised that infrastructure works will start in 2019, with the first housing completions in 2020.
<b>Anticipated year for works to start on site:</b>	2020-2021
<b>Anticipated year for development to be completed:</b>	2027-2028

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	<i>An earlier completion date is now anticipated</i>
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

#### AVAILABILITY

2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	N/A
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	N/A
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	N/A
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	N/A
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<b>ACHIEVABILITY</b>
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	Yes
	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>	



3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: <i>Approval for infrastructure reserved matters was granted in November 2018 (ref: S/1004/18/RM &amp; 18/0459/REM)</i></p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: <i>The whole site is owned by Marshall Group Properties</i></p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: <i>The majority of the pre-commencement conditions have been discharged with only conditions relating to contamination outstanding (see below)</i></p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: <i>Discussions have been held regarding the outstanding contamination conditions, which are expected to be discharged soon</i></p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: <i>The market conditions are suitable for development to take place</i></p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: <i>The site preparation costs are suitable for development to take place</i></p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: <i>The infrastructure costs are suitable for development to take place</i></p>

		<p><b>Planning Obligations</b></p> <p>Please provide details: <i>The planning obligations are acceptable</i></p>
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3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	N/A
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	N/A
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<p><b>When do you estimate you will start works on site?</b></p>	<i>Spring 2019</i>
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	<i>2020</i>
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4c	<p><b>When do you estimate you will complete development of the site?</b></p>	<i>2028</i>
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4d	<p><b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b></p>	[see final page]
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4e	<p><b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: <i>N/A</i></p>
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	<b>reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Site Specific Reasons</b>  Please provide details: <i>N/A</i>
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4f	<b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b>  Please provide details: <i>N/A</i>
		<b>Site Specific Reasons</b>  Please provide details: <i>N/A</i>

<b>COMMERCIALLY SENSITIVE INFORMATION</b>
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5a	<b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b>	<i>N/A</i>
5b	<b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b>	<i>N/A</i>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
Greater Cambridge Shared Planning  
c/o South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
CB23 6EA

By no later than **22 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	110	160	225	210	190	185	125	95	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>				66	96	135	126	114	111	75	57	0	0				
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>				44	64	90	84	76	74	50	38	0	0				

n/a = not available, this site was not included in the housing trajectory published in December 2017

**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>CAMBRIDGE EAST - NORTH OF CHERRY HINTON</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Landowner: Marshall Group and Endurance Estates
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3, Cambridge Local Plan 2018 - Policy 13 / Site R47, S/1231/18/OL (pending, maximum of 1,200 dwellings) & 18/0481/OUT (pending, maximum of 1,200 dwellings) The site is allocated for development, including approximately 1,200 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  The site is allocated in the South Cambridgeshire and Cambridge Local Plans for development, including approximately 420 dwellings in South Cambridgeshire and approximately 780 dwellings in Cambridge. A Supplementary Planning Document has been adopted by both Councils. Outline planning applications for a maximum of 1,200 dwellings across the whole development were submitted in March 2018, and are being considered by the Councils. We have previously been advised that construction could start on site in 2021, subject to the relocation of some existing airport equipment and infrastructure.
<b>Anticipated year for works to start on site:</b>	2021-2022
<b>Anticipated year for development to be completed:</b>	2027-2028

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Yes
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1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	
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<b>AVAILABILITY</b>
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2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	Ground conditions
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	Summer 2019
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	
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<b>ACHIEVABILITY</b>
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3a	<p><b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b></p>	<p>Yes</p>
<p><i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i></p>		

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details:</p> <ul style="list-style-type: none"> <li>• Technical approval delays</li> <li>• Relocation of airport equipment and supporting infrastructure (including the relocation of the GRE as part of the WING development S106 requirements)</li> </ul> <hr/> <p><b>Legal and Ownership</b></p> <p>Please provide details:</p> <hr/> <p><b>Discharge of Conditions</b></p> <p>Please provide details: Site wide and parcel specific conditions will be required to be discharged prior to commencement, covering a range of requirements. Lack of efficiency in preparation and/or determination may delay development.</p> <hr/> <p><b>Other (e.g. contamination)</b></p> <p>Please provide details: As above, re: conditions.</p>
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3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p> <hr/> <p><b>Site Preparation Costs</b></p> <p>Please provide details:</p>
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		<p><b>Infrastructure Costs</b></p> <p>Please provide details:</p> <ul style="list-style-type: none"> <li>• Strategic highway and access requirements</li> <li>• Mitigation for airport infrastructure relocation and noise insulation/mitigation - as a cost to the development</li> </ul>
		<p><b>Planning Obligations</b></p> <p>As above</p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<ul style="list-style-type: none"> <li>• Continued engagement with LPAs and County Council</li> <li>• Relocation of airport supporting infrastructure and potential mitigation options</li> </ul>
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	<p>Outline planning permission anticipated to be granted in Summer 2019. Detailed Reserved Matters and discharge of conditions submitted and approved in 2020. Start on site 2021.</p>
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<p><b>When do you estimate you will start works on site?</b></p>	2021
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	2022
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4c	<p><b>When do you estimate you will complete development of the site?</b></p>	2028
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4d	<p><b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b></p>	Complete
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4e	If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.	<b>Market Conditions</b> Please provide details:
		<b>Site Specific Reasons</b> Please provide details:

4f	If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.	<b>Market Conditions</b> Please provide details:
		<b>Site Specific Reasons</b> Please provide details:

**COMMERCIALLY SENSITIVE INFORMATION**

5a	Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.	No
5b	Please explain in detail how disclosure of this information would be detrimental to your organisation.	

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
Greater Cambridge Shared Planning  
c/o South Cambridgeshire Hall  
Cambourne Business Park

Cambourne  
CB23 6EA

By no later than **22 March 2019**

Please complete the housing trajectory tables below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March

Cambridge	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	60	132	132	132	132	132	60	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>					36	79	79	79	79	79	36						
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>					24	53	53	53	53	53	24						

n/a = not available, this site was not included in the housing trajectory published in December 2017.

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March

<b>South Cambridgeshire</b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	35	68	68	68	68	68	45	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>					21	41	41	41	41	41	27						
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>					14	27	27	27	27	27	18						

n/a = not available, this site was not included in the housing trajectory published in December 2017.



## Briefing note

<b>Project:</b>	<b>Land North of Cherry Hinton</b>	<b>Date:</b>	<b>11 October 2019</b>
<b>Subject:</b>	<b>Housing trajectory</b>	<b>Reference:</b>	<b>234603</b>

### **Update to Cambridge City and South Cambridgeshire Council: Landowner intentions for delivery of Land North of Cherry Hinton**

This response has been prepared on behalf of Marshall Group Properties and Endurance Estates Strategic Land, to provide an update to the Local Planning Authorities on the intentions of the joint landowners/promoters for the delivery of the Land North of Cherry Hinton project.

Key questions have been posed in the request from officers, which are addressed in turn below. We also provide an update to relevant sections of our Housing Trajectory response submitted 12 March 2019 to reflect current circumstances.

### **Could you confirm that both of your clients intend to go ahead with LNCH, ahead of the airport relocating?**

Both Marshall Group Properties and Endurance Estates Strategic Land intend to bring forward the development of Land North of Cherry Hinton promptly, once outline planning permission has been granted for the scheme.

### **Has a development partner been selected?**

A development partner has not yet been selected by either landowner. The intention is to launch a competitive process to find a developer partner for the first phase(s) of development upon reaching a resolution to grant permission by the Planning Committee. It is expected that this process will take approximately 12 months to conclude, leading to appointment a partner or partners by December 2020.

### **Up to date project timetable**

The working target (as agreed between the applicants' and the local authority) is for a January 2020 Committee determination of the planning application by the Joint Development Control Committee. This assumes that a small number of residual matters can be resolved in the coming months.

Work has been progressed on the drafting of the S106 ahead of Committee, on areas where the Heads of Terms are already agreed. A target of 3 months to execute the S106 post committee is considered realistic.

In light of these key dates, the timeline from outline permission to first completions is assumed as follows:

- Committee resolution to grant permission: by January 2020
- Sign S106 and grant of outline planning permission: by April 2020
- Commence developer procurement exercise: by January 2020



- Appointment of development partner for first phases: by December 2020
- Commence preparation of Design Code (DC) by July 2020
- Approval of Design Code (DC) by July 2021
- Submission of first Reserved Matters (in parallel with DC) by October 2021
- Approval of first Reserved Matters & discharge of conditions by March 2022
- Commence infrastructure by March 2022
- First housing completions Q1 2023

This represents a slippage of around 12 months from previous assumptions, in part due to the ongoing negotiation of the outline permission.

It is worth noting that on Marshall's other main project, on land North of Newmarket Road, the lead time from outline permission (November 2016) to first housing completions (forecast June 2020 with construction underway) is approximately 42 months. The timetable below assumes a similar lead time to first completions, which is therefore considered realistic.

### Update on Airport Navigational Aids

It is noted, that other developers have queried the deliverability of the LNCH scheme in the context of Marshall's recent announcements to relocate Marshall Aerospace and Defence Group from the site by 2030. It is of course essential to MADG's business that the airport can continue to function safely and to meet customer requirements throughout the period until the site is vacated.

The key airport issues to resolve to allow the LNCH development to proceed can be summarised as follows:

- Construction and commencing use of the Ground Run Enclosure
- Replacement and Relocation of the Primary Surveillance Radar
- Replacement and Relocation of the Very High Frequency Direction Finder (VDF)
- Ceasing use of the fire training ground
- Closure of the Cross Wind Runway

Marshall is at an advance stage with all above projects and there no impediments to the delivery of anticipated housing developments. Marshall can confirm that these projects are NOT affected by the announcement to relocate Marshall Aerospace and Defence Group from the Cambridge site by 2030.

These are each considered in turn in the table below:

Matter	Status update
Construction and commencing use of the Ground Run Enclosure	<p>The Ground Run Enclosure was initially proposed as mitigation to allow the development of the land North of Newmarket Road. Construction of the facility was completed in July 2019, and all planning conditions have now been discharged, paving the way for the facility to be brought into use in November 2019.</p> <p>The LNCH development will benefit through reduced noise levels during engine ground runs. The position on noise matters has now been agreed with the Council's Environmental Health team, subject to conditions guiding the design and acoustic insulation of new buildings.</p>



<p>Replacement and Relocation of the Primary Surveillance Radar</p>	<p>Marshall is well advanced with the project for the replacement of the Primary Surveillance Radar, utilising Airport Permitted Development rights to deliver this important project. Local residents and councillors have recently been notified of Marshall's intentions to deliver the project.</p> <p>The principal driver for the project is the need to replace the current ageing infrastructure to ensure the continued safe operation of the airport.</p> <p>The existing location is not appropriate for the new radar given the intentions for Land North of Cherry Hinton, hence a location on the South Works has been selected for its delivery, to alleviate height restrictions on the development.</p> <p>Marshall is at an advanced stage of an OJEU procurement process and anticipates award of the contract to deliver the radar in Q4 2019, with off-site fabrication due to commence immediately. It is expected that the new radar will be operational by mid 2021.</p> <p>MADG's relocation has no bearing on this investment decision which is required to maintain airport operations in the intervening period between 2021 and 2030.</p>
<p>Relocation of the Very High Frequency Direction Finder (VDF)</p>	<p>The VDF is a small piece of navigational equipment required to assist aircraft navigation. A feasibility study has been completed, and Marshall has a clear plan to deliver this project on the airport land at a cost of &lt;£200k. This project has been initiated and will be delivered by the end of 2020. There are no impediments to delivery of the project (using airport Permitted Development Rights) ahead of the LNCH development.</p>
<p>Ceasing use of the fire training ground</p>	<p>The draft S106 Heads of Terms will ensure that the existing Fire Training Ground use is ceased prior to occupation of the first homes (for reasons of amenity/safety).</p> <p>The original plan was to relocate the facility within the airfield. Given the announcement to relocate MADG by 2030, it is more likely that fire fighter training will now be provided by an off site provider.</p> <p>There are no impediments to committing to closure of the fire training ground. On the basis of the timeline above, this would be required by mid 2023.</p>
<p>Closure of the Cross Wind Runway</p>	<p>The cross wind runway has been closed following construction of the GRE. This closure will be committed through the S106 agreement (draft terms prepared).</p> <p>Prior to this, it's use was very occasional (particularly for the Tiger Moth aircraft in certain wind conditions).</p>



	The Airport is supportive of closure of the runway to enable LNCH to come forward.
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### **Revised Trajectory**

On the basis of the assumptions noted above, the Housing Trajectory has been updated accordingly, to reflect the Q1 2023 target for first occupations (previously 2021). These are shown overleaf.

The delivery rates are assumed to be the same as before, but they have been re-profiled to assume first completions in Q1 2023. This assumes completion of the development by 2029 (previously 2028).



All years are based on financial years i.e. 1 April – 31 March

Cambridge	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	60	132	132	132	132	132	60	0	0	0	0	0	0
Actual dwelling completions recorded	0																
Please provide your current best estimate of completions by year MARKET HOUSING						36	79	79	79	79	79	36					
Please provide your current best estimate of completions by year AFFORDABLE HOUSING						24	53	53	53	53	53	24					

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:  
 All years are based on financial years i.e. 1 April – 31 March

<b>South Cambridgeshire</b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	35	68	68	68	68	68	45	0	0	0	0	0	0
Actual dwelling completions recorded	0																
Please provide your current best estimate of completions by year MARKET HOUSING						21	41	41	41	41	41	27					
Please provide your current best estimate of completions by year AFFORDABLE HOUSING						14	27	27	27	27	27	18					

Email GC11

Received May 2019

**From:** Weston Homes Plc

**Sent:** 08 May 2019 10:49

**Subject:** Re: FW: Greater Cambridge Housing Trajectory - Cambridge East - Land at Coldham's Lane (GC11)

I am sorry that I am unable to complete your extensive survey, much of which is not relevant in any case as development is well underway but I understand the requirements for additional information. Accordingly, all dwellings are proposed to be available and handed over by August this year but as you may be aware generally sales are taking longer in the current market conditions but I would anticipate that it would be safe to say all will be concluded in the current monitoring year 19/20.

Questionnaire GC12a

**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>TRUMPINGTON MEADOWS - LOTS 1-5</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Barratt Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Cambridge Southern Fringe AAP, Cambridge Local Plan 2018 - Site R42b, S/0054/08/O (approximately 600 dwellings), 08/0048/OUT (approximately 600 dwellings), S/0160/11 (29 dwellings), 11/0073/REM (163 dwellings) & 11/0075/REM (161 dwellings) Lots 1-5 have detailed planning permission for 353 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 345 dwellings had been completed and 8 dwellings had not yet been started. The 8 remaining dwellings will be provided where the sales centre is currently located. We have previously been advised that the Trumpington Meadows development will be completed in 2021-2022.
<b>Anticipated year for works to start on site:</b>	started
<b>Anticipated year for development to be completed:</b>	2021-2022

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	
2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	N/A
2c	<b>If the site is not available immediately, when will it become available for development?</b>	N/A
2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	No
2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	N/A

**ACHIEVABILITY**

3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	Yes
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*Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.*

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>None:</p>
		<p><b>Legal and Ownership</b></p> <p>None owned by Barratt Developments PLC</p>
		<p><b>Discharge of Conditions</b></p> <p>All conditions discharged</p>
		<p><b>Other (e.g. contamination)</b></p> <p>No contamination</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Slow sales due to uncertain political climate</p>
		<p><b>Site Preparation Costs</b></p> <p>None</p>
		<p><b>Infrastructure Costs</b></p> <p>None</p>
		<p><b>Planning Obligations</b></p> <p>All obligations completed</p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	
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3e	If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?	Site
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**DELIVERY TIMETABLE & HOUSING TRAJECTORY**

4a	When do you estimate you will start works on site?	Q1 2021
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4b	When do you estimate you will deliver the first housing completions?	Q3 2021
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4c	When do you estimate you will complete development of the site?	Q4 2022
----	-----------------------------------------------------------------	---------

4d	Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.	[see final page]
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4e	If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.	<b>Market Conditions</b>  Please provide details:
		<b>Site Specific Reasons</b>  Please provide details:

4f	If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see	<b>Market Conditions</b>  Please provide details:
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<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>
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<p><b>COMMERCIALLY SENSITIVE INFORMATION</b></p>
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<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	<p>No</p>
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	<p>No</p>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 20 March 2019**



Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March

<b>South Cambridgeshire</b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>				0	0												
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>				0	0												

n/a = not available, this site was not included in the housing trajectory published in December 2017.

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March

<b>Cambridge</b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>	n/a				8												
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>	n/a				0												

n/a = not available, this site was not included in the housing trajectory published in December 2017.

**Greater Cambridge Housing Trajectory Questionnaire**

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**SITE DETAILS**

<b>Site:</b>	<b>TRUMPINGTON MEADOWS – LOTS 10 AND 11</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Barratt Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Cambridge Southern Fringe AAP, Cambridge Local Plan 2018 - Site R42b, S/0054/08/O (approximately 600 dwellings), 08/0048/OUT (approximately 600 dwellings), S/2646/16/RM (392 dwellings, of which 327 within South Cambridgeshire) & 16/1769/REM (65 dwellings)  Lots 10 & 11 have detailed planning permission for 392 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 29 dwellings were under construction and 363 dwellings had not been started. We have previously been advised that the Trumpington Meadows development will be completed in 2021-2022.
<b>Anticipated year for works to start on site:</b>	started
<b>Anticipated year for development to be completed:</b>	2021-2022

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Site details are correct
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b>	Site is currently being constructed
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	N/A
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	Site is currently under construction

2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	N/A
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	Site has detailed planning consent
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<b>ACHIEVABILITY</b>
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	N/A
	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>	

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: N/A</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: N/A</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: all conditions have been discharged.</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: N/A</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: Brexit and political matters may impact on sales.</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: N/A</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: N/A</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: N/A</p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p>Political matters are outside the control of BDW.</p>
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<p><b>When do you estimate you will start works on site?</b></p>	Work commenced 2018
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	First completions were 2018
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4c	<p><b>When do you estimate you will complete development of the site?</b></p>	June 2024
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4d	<p><b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b></p>	Completed
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4e	<p><b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: Brexit impacting on market conditions</p>
		<p><b>Site Specific Reasons</b></p> <p>Please provide details: Build programme has been updated</p>

4f	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
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<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>
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<p><b>COMMERCIALLY SENSITIVE INFORMATION</b></p>
--------------------------------------------------

<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	<p>N/A</p>
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	<p>N/A</p>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 20 March 2019**

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March

<b>South Cambridgeshire</b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	50	110	120	47	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		0	0	1	42	13											
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>		0	0	0	9												

n/a = not available, this site was not included in the housing trajectory published in December 2017.

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:



All years are based on **financial years** i.e. 1 April – 31 March

<b>Cambridge</b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>	12	14	42	43													
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>	0	56	30	10	24												

n/a = not available, this site was not included in the housing trajectory published in December 2017.

**Greater Cambridge Housing Trajectory Questionnaire**

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**SITE DETAILS**

<b>Site:</b>	<b>TRUMPINGTON MEADOWS - RIVERSIDE</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Barratt Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Cambridge Southern Fringe AAP, Cambridge Local Plan 2018 - Site R42b, S/0054/08/O (approximately 600 dwellings), 08/0048/OUT (approximately 600 dwellings), S/2176/16/RM (122 dwellings, of which 80 dwellings within South Cambridgeshire) & 16/1488/REM (122 dwellings, of which 42 dwellings in Cambridge)  The Riverside lot has detailed planning permission for 122 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 56 dwellings were under construction and 66 dwellings had not been started. We previously anticipated that this parcel would be completed in 2018-2019.
<b>Anticipated year for works to start on site:</b>	started
<b>Anticipated year for development to be completed:</b>	2018-2019

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	This is all correct
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b>	The site is currently being developed
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	N/A
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	The site is currently under construction.
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	No further site assessment work is required
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	Detailed planning consent has been granted.
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<b>ACHIEVABILITY</b>
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	The development is currently under construction.
	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>	

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: N/A</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: N/A</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: All conditions have been discharged.</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: N/A</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: Brexit may impact on sales and this is being seen across our Patch.</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: N/A</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: N/A</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: N/A</p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p>Brexit and political situation is outside of our control</p>
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3e	If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?	N/A
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**DELIVERY TIMETABLE & HOUSING TRAJECTORY**

4a	When do you estimate you will start works on site?	Works has already commenced
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4b	When do you estimate you will deliver the first housing completions?	First completion was 2018
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4c	When do you estimate you will complete development of the site?	June 2020
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4d	Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.	Completed
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4e	If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.	<b>Market Conditions</b> Please provide details:
		<b>Site Specific Reasons</b> Please provide details:

4f	If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see	<b>Market Conditions</b> Please provide details:
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<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>
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<p><b>COMMERCIALLY SENSITIVE INFORMATION</b></p>
--------------------------------------------------

<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	<p>No</p>
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	<p>N/A</p>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 20 March 2019**

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March

<b>South Cambridgeshire</b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	20																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>	7	10															
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>	13	13															

n/a = not available, this site was not included in the housing trajectory published in December 2017.

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March

<b>Cambridge</b>	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		10	29	14													
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>		13	0	10													

n/a = not available, this site was not included in the housing trajectory published in December 2017.



**Greater Cambridge Housing Trajectory Questionnaire**

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**SITE DETAILS**

<b>Site:</b>	<b>NORTHSTOWE - PHASE 1: PARCEL H2</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Barratt Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3477/16/RM (135 dwellings) Parcel H2 has detailed planning permission for 135 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 11 dwellings had been completed, 38 dwellings were under construction and 86 dwellings had not been started.
<b>Anticipated year for works to start on site:</b>	started
<b>Anticipated year for development to be completed:</b>	2020-2021

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	The above details are correct
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

## AVAILABILITY

2a	<p><b>Is the site available immediately for development?</b></p> <p><i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i></p>	Yes – Construction has started
2b	<p><b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i></p>	N/A
2c	<p><b>If the site is not available immediately, when will it become available for development?</b></p>	N/A
2d	<p><b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b></p>	No Site assessment work required
2e	<p><b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b></p>	The site already has detailed planning consent
2f	<p><b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b></p>	The site has detailed planning consent

## ACHIEVABILITY

3a	<p><b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b></p>	The development is achievable and viable. Construction underway.
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	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>
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3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: N/A</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: N/A</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: All conditions have been dishcharged.</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: N/A</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: Confidence from purchasers is required. If sales continue at the current rate then construction can be progressed.</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: N/A</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: N/A</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: N/A</p>

3d	<b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b>	Outcome of Brexit will define the market.
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3e	<b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b>	This does not apply.
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<b>When do you estimate you will start works on site?</b>	Development has commenced
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4b	<b>When do you estimate you will deliver the first housing completions?</b>	First Legal Completion 18 <sup>th</sup> May 2018
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4c	<b>When do you estimate you will complete development of the site?</b>	June 2020
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4d	<b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b>	[see final page]
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4e	<b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b> Please provide details:  The completion are dissimilar from the housing trajectory
		<b>Site Specific Reasons</b> Please provide details:

4f	<b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b>  Please provide details:  The completion are dissimilar from the housing trajectory
		<b>Site Specific Reasons</b>  Please provide details:

**COMMERCIALLY SENSITIVE INFORMATION**

5a	<b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b>	No
5b	<b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b>	Happy for this information to be shared

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
Greater Cambridge Shared Planning  
c/o South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
CB23 6EA

**By no later than 22 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	15	30	54	36	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	11																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		14	40	47													
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>		15	3	16													

n/a = not available, this site was not included in the housing trajectory published in December 2017.

**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>NORTHSTOWE - PHASE 1: PARCEL H3</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Taylor Wimpey
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/2776/16/RM (40 dwellings) Parcel H3 has detailed planning permission for 40 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 24 dwellings had been completed, 9 dwellings were under construction and 7 dwellings had not been started. We have previously been advised that this parcel would be largely completed in Summer 2018 and that the Taylor Wimpey sales complex on this parcel is likely to be used for all Taylor Wimpey parcels at Northstowe, therefore 9 dwellings on this parcel can only be completed once the sales complex is no longer needed and has been removed.
<b>Anticipated year for works to start on site:</b>	June 2017
<b>Anticipated year for development to be completed:</b>	2019 and 2023 Respectively

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Site now complete (except for 9no. Plots currently occupying current Taylor Wimpey Sales Area).
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1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	
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<b>AVAILABILITY</b>
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2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	N/A
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	N/A
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	No
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	N/A
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<b>ACHIEVABILITY</b>
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3a	<p><b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b></p>	<p>Yes</p>
<p><i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i></p>		

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: N/A</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: N/A</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: Ongoing</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: N/A</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: Mixed conditions generally – Primarily due to products on offer not being so favourable with purchasers (i.e. too many townhouses driven by strong urban design expectation of scheme)</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: N/A</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: N/A</p>

		<b>Planning Obligations</b>  Please provide details: <b>N/A</b>
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3d	<b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b>	<b>N/A</b>
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3e	<b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b>	<b>N/A</b>
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<b>When do you estimate you will start works on site?</b>	<b>Started Summer 2017</b>
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4b	<b>When do you estimate you will deliver the first housing completions?</b>	<b>Late 2017</b>
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4c	<b>When do you estimate you will complete development of the site?</b>	<b>2019 and 2023 Respectively</b>
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4d	<b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b>	<b>See attached</b>
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4e	<b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply,</b>	<b>Market Conditions</b>  Please provide details: <b>Single Plot moved from 2018-19 to 2019-20</b>
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	<b>please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Site Specific Reasons</b>  Please provide details: <b>N/A</b>
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4f	<b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b>  Please provide details: <b>Sales Rate has been slower than expected.</b>
		<b>Site Specific Reasons</b>  Please provide details: <b>Predominance of Town Housing Product which was design-led has not helped.</b>

**COMMERCIALLY SENSITIVE INFORMATION**

5a	<b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b>	<b>No</b>
5b	<b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b>	<b>N/A</b>

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Greater Cambridge Shared Planning  
c/o South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
CB23 6EA

**By no later than 22 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	12	19	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	24																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>			1				9										
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>																	

n/a = not available, this site was not included in the housing trajectory published in December 2017.

**Greater Cambridge Housing Trajectory Questionnaire**

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**SITE DETAILS**

<b>Site:</b>	<b>NORTHSTOWE - PHASE 1: PARCEL H4</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Bovis Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3174/16/RM (84 dwellings) Parcel H4 has detailed planning permission for 84 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 29 dwellings had been completed, 36 dwellings were under construction and 19 dwellings had not been started. We have previously been advised that the Bovis Homes parcels will deliver approximately 30 dwellings in 2017-2018, and then approximately 40 dwellings per year.
<b>Anticipated year for works to start on site:</b>	started
<b>Anticipated year for development to be completed:</b>	2019-2020

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Yes
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

## AVAILABILITY

2a	<p><b>Is the site available immediately for development?</b></p> <p><i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i></p>	Yes
2b	<p><b>If not, why not?</b> e.g. is there an existing use on the site?</p>	
2c	<p><b>If the site is not available immediately, when will it become available for development?</b></p>	
2d	<p><b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b></p>	
2e	<p><b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b></p>	
2f	<p><b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b></p>	

## ACHIEVABILITY

3a	<p><b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b></p>	Yes
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	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>
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3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details:</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details:</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details:</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details:</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details:</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details:</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details:</p>

3d	<b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b>	
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3e	<b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b>	
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<b>When do you estimate you will start works on site?</b>	Started
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4b	<b>When do you estimate you will deliver the first housing completions?</b>	
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4c	<b>When do you estimate you will complete development of the site?</b>	2019/2020
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4d	<b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b>	<b>[see final page]</b>
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4e	<b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b> Please provide details:
		<b>Site Specific Reasons</b> Please provide details:



4f	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>

**COMMERCIALLY SENSITIVE INFORMATION**

5a	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	
5b	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	

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Cambourne Business Park  
Cambourne  
CB23 6EA

**By no later than 22 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	30	35	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	29																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		32	8														
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>		9	6														

n/a = not available, this site was not included in the housing trajectory published in December 2017.

### Greater Cambridge Housing Trajectory Questionnaire

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

#### SITE DETAILS

<b>Site:</b>	<b>NORTHSTOWE - PHASE 1: PARCELS H5 &amp; H6</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Bovis Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3405/18/RM (240 dwellings) Parcels H5 & H6 have detailed planning permission for 240 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  Detailed planning permission for parcels H5 & H6 was granted in November 2018. We have previously been advised that parcels H5 & H6 will be completed between 2018 and 2027. <del>We have previously been advised that the Bovis Homes parcels will deliver approximately 30 dwellings in 2017-2018, and then approximately 40 dwellings per year.</del>
<b>Anticipated year for works to start on site:</b>	detailed start year for this parcel was not included in the previous housing trajectory
<b>Anticipated year for development to be completed:</b>	detailed completion year for this parcel was not included in the previous housing trajectory

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	All details correct with the exception of the delivery to be achieved in 2017/2018 – line crossed out above
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

## AVAILABILITY

2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	No
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	
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## ACHIEVABILITY

3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	Yes
----	------------------------------------------------------------------------------------------------------------------------------------------------------------	-----

	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>
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3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details:</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details:</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details:</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details:</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details:</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details:</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details:</p>

3d	<b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b>	
----	------------------------------------------------------------------------------------------------------------------------------------------------	--

3e	<b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b>	
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<b>When do you estimate you will start works on site?</b>	January 2019
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4b	<b>When do you estimate you will deliver the first housing completions?</b>	Nov/Dec 2019
----	-----------------------------------------------------------------------------	--------------

4c	<b>When do you estimate you will complete development of the site?</b>	2025/2026
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4d	<b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b>	<b>[see final page]</b>
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4e	<b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b> Please provide details:
		<b>Site Specific Reasons</b> Please provide details: Start on site was 2019

4f	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>

**COMMERCIALLY SENSITIVE INFORMATION**

5a	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	
5b	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	

Please return to:

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 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 22 March 2019**

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		0	9	19	40	36	22	35	20								
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>			11	21		4	18	5									

n/a = not available, this site was not included in the housing trajectory published in December 2017. \* **A detailed breakdown for this parcel was not included in the previous housing trajectory, this parcel formed part of the Phase 1 (remaining parcels) figures.**



**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>NORTHSTOWE - PHASE 1: PARCEL H9</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Barratt David Wilson Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings) & S/0390/12 (site wide masterplan) Parcel H9 has outline planning permission. Reserved Matters submission expected June 2019.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  Parcel H9 has outline planning permission. Reserved Matters submission expected June 2019.
<b>Anticipated year for works to start on site:</b>	Commencement on site (infrastructure) March 2020.
<b>Anticipated year for development to be completed:</b>	August 2022

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Details correct. Reserved Matters submission June 2019
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	No
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	N/A
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	Only to the extent they support RM application
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	June 2019
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<b>ACHIEVABILITY</b>
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	Yes
	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>	

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Access from the primary street off the B1050.</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: None</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: The Council's Development Management Service requires more resources to turn around applications and discharge of conditions in time. This has caused delays on previous phases.</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: None.</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: No, although there are a few other sales outlets on the site</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: None</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: None</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: None</p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p>On planning delays, we will negotiate PPAs or any other mutually beneficial working arrangements.</p>
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	<p>Progress depends on the timeous approval of RMs and Discharge of Conditions</p>
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**DELIVERY TIMETABLE & HOUSING TRAJECTORY**

4a	<p><b>When do you estimate you will start works on site?</b></p>	<p>March 2020</p>
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	<p>October 2020</p>
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4c	<p><b>When do you estimate you will complete development of the site?</b></p>	<p>August 2022</p>
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4d	<p><b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b></p>	<p>[see final page]</p>
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4e	<p><b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Not seen the previous trajectory</p>
		<p><b>Site Specific Reasons</b></p> <p>Not seen the previous trajectory</p>

4f	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see</b></p>	<p><b>Market Conditions</b></p> <p>Not seen the previous trajectory</p>
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<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Not seen the previous trajectory</p>
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<p><b>COMMERCIALLY SENSITIVE INFORMATION</b></p>
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<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	<p>No</p>
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	<p>NA</p>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 22 March 2019**

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April 20- 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>				25	50	22											
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>				11	11	11											

n/a = not available, this site was not included in the housing trajectory published in December 2017.\*\*\*\* **A detailed breakdown for this parcel was not included in the previous housing trajectory, this parcel formed part of the Phase 1 (remaining parcels) figures.**

**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>NORTHSTOWE - PHASE 1: PARCEL H10</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Taylor Wimpey
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/0045/19/RM (pending, 76 dwellings) Parcel H10 has outline planning permission.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  Parcel H10 has outline planning permission. A detailed planning application for 76 dwellings was submitted in January 2019, and is being considered by the Council. We have previously been advised that parcels H10 and H13 will be delivered between 2020 and 2022.
<b>Anticipated year for works to start on site:</b>	detailed start year for this parcel was not included in the previous housing trajectory
<b>Anticipated year for development to be completed:</b>	detailed completion year for this parcel was not included in the previous housing trajectory

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Detailed RM Planning Consent achieved on 8 <sup>th</sup> March 2019.
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	N/A
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	N/A
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	N/A
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	N/A
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<b>ACHIEVABILITY</b>
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	YES
	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>	



3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: <b>Ongoing - TBC</b></p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: <b>N/A</b></p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: <b>Dependant on future Sales Rates being achieved.</b></p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: <b>N/A</b></p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p><b>Quicker delivery of surrounding Infrastructure, Open Spaces and Facilities in general would help enhance purchasers perception of Northstowe as a place they may wish to move to.</b></p>
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3e	If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?	N/A
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#### DELIVERY TIMETABLE & HOUSING TRAJECTORY

4a	When do you estimate you will start works on site?	09/03/2020
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4b	When do you estimate you will deliver the first housing completions?	31/08/2020
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4c	When do you estimate you will complete development of the site?	2021
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4d	Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.	See Attached
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4e	If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.	<b>Market Conditions</b> Please provide details: N/A
		<b>Site Specific Reasons</b> Please provide details: N/A

4f	If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see	<b>Market Conditions</b> Please provide details: N/A
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<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Please provide details: <b>N/A</b></p>
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<p><b>COMMERCIALLY SENSITIVE INFORMATION</b></p>
--------------------------------------------------

<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	<p><b>No</b></p>
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	<p><b>N/A</b></p>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 22 March 2019**

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March\*\*\*\*

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>				23	34												
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>				4	15												

n/a = not available, this site was not included in the housing trajectory published in December 2017. \*\*\*\*A breakdown for this parcel was not included in the previous housing trajectory, this parcel formed part of the Phase 1 (remaining parcels) figures.

**Greater Cambridge Housing Trajectory Questionnaire**

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**SITE DETAILS**

<b>Site:</b>	<b>NORTHSTOWE - PHASE 1: PARCEL H11</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Taylor Wimpey
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/1620/17/RM (152 dwellings) Parcel H11 has detailed planning permission for 152 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 4 dwellings had been completed, 12 dwellings were under construction and 136 dwellings had not been started.
<b>Anticipated year for works to start on site:</b>	started
<b>Anticipated year for development to be completed:</b>	2020-2021

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	49no. Dwellings now completed
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	Yes

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	N/A
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	N/A
----	-------------------------------------------------------------------------------------------------	-----

2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	N/A
----	-----------------------------------------------------------------------------------------------------------	-----

2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	N/A
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	N/A
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<b>ACHIEVABILITY</b>
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	YES
	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>	

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: <b>Ongoing</b></p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: <b>N/A</b></p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: <b>Predominance of design-led Town Housing slowing down Sales Rate</b></p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: <b>N/A</b></p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p><b>Quicker delivery of surrounding Infrastructure, Open Spaces and Facilities in general would help enhance purchasers perception of Northstowe as a place they may wish to move to.</b></p>
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3e	If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?	Dependant on anticipated Sales Rates being achieved.
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**DELIVERY TIMETABLE & HOUSING TRAJECTORY**

4a	When do you estimate you will start works on site?	October 2017
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4b	When do you estimate you will deliver the first housing completions?	Early 2018
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4c	When do you estimate you will complete development of the site?	2022
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4d	Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.	See attached
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4e	If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.	<b>Market Conditions</b> Please provide details: N/A
		<b>Site Specific Reasons</b> Please provide details: N/A

4f	If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see	<b>Market Conditions</b> Please provide details: N/A
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<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Please provide details: <b>N/A</b></p>
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<p><b>COMMERCIALLY SENSITIVE INFORMATION</b></p>
--------------------------------------------------

<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	<p><b>No</b></p>
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	<p><b>N/A</b></p>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 22 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	42	58	52	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	4																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>			53	27		5											
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>			13	18													

n/a = not available, this site was not included in the housing trajectory published in December 2017.

## Greater Cambridge Housing Trajectory Questionnaire

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## SITE DETAILS

<b>Site:</b>	<b>NORTHSTOWE - PHASE 1: PARCEL H12</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Linden Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3016/16/RM (271 dwellings) Parcel H12 has detailed planning permission for 271 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, 28 dwellings had been completed, 43 dwellings were under construction and 200 dwellings had not been started. We have previously been advised that approximately 50 dwellings will be completed per year.
<b>Anticipated year for works to start on site:</b>	started
<b>Anticipated year for development to be completed:</b>	2024-2025

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	The housebuilder is Linden (Northstowe) LLP. The current forecast build out rate is 40 per year rather than 50. Other than these points, the Council's assessment is correct.
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

## AVAILABILITY

2a	<b>Is the site available immediately for development?</b> <i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	
2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	
2c	<b>If the site is not available immediately, when will it become available for development?</b>	
2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	
2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	
2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	

## ACHIEVABILITY

3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	
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	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>
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3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details:</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details:</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details:</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details:</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details:</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details:</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details:</p>

3d	<b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b>	
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3e	<b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b>	
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<b>When do you estimate you will start works on site?</b>	
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4b	<b>When do you estimate you will deliver the first housing completions?</b>	
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4c	<b>When do you estimate you will complete development of the site?</b>	
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4d	<b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b>	<b>[see final page]</b>
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4e	<b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b> Please provide details:
		<b>Site Specific Reasons</b> Please provide details:

4f	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>

**COMMERCIALLY SENSITIVE INFORMATION**

5a	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	
5b	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 22 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	30	30	35	35	35	35	35	36	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	28																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		35	35	35	40	40	41	41									
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>		5	5	6													

n/a = not available, this site was not included in the housing trajectory published in December 2017.



**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>NORTHSTOWE - PHASE 1: PARCEL H13</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilder: Taylor Wimpey
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings) & S/0390/12 (site wide masterplan) Parcel H13 has outline planning permission.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  Parcel H13 has outline planning permission. We have previously been advised that parcels H10 and H13 will be delivered between 2020 and 2022.
<b>Anticipated year for works to start on site:</b>	detailed start year for this parcel was not included in the previous housing trajectory
<b>Anticipated year for development to be completed:</b>	detailed completion year for this parcel was not included in the previous housing trajectory

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	RM Application due to be submitted in September 2019 – 1 <sup>st</sup> Legal Completion due in July 2021
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	YES

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b>	<b>YES</b>
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	<b>N/A</b>
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	<b>N/A</b>
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	<b>N/A</b>
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	<b>N/A</b>
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	<b>N/A</b>
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<b>ACHIEVABILITY</b>		
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	<b>YES</b>
	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>	

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: <b>Not Submitted as of yet</b></p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: <b>N/A</b></p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: <b>Dependant on future Sales Rates being achieved.</b></p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: <b>N/A</b></p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: <b>N/A</b></p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p><b>Quicker delivery of surrounding Infrastructure, Open Spaces and Facilities in general would help enhance purchasers perception of Northstowe as a place they may wish to move to.</b></p>
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3e	If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?	N/A
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**DELIVERY TIMETABLE & HOUSING TRAJECTORY**

4a	When do you estimate you will start works on site?	30/11/2020
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4b	When do you estimate you will deliver the first housing completions?	24/05/2021
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4c	When do you estimate you will complete development of the site?	2023
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4d	Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.	See attached
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4e	If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.	<b>Market Conditions</b> Please provide details: N/A
		<b>Site Specific Reasons</b> Please provide details: N/A

4f	If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see	<b>Market Conditions</b> Please provide details: N/A
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<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Please provide details: <b>N/A</b></p>
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<p><b>COMMERCIALLY SENSITIVE INFORMATION</b></p>
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<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	<p><b>No</b></p>
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	<p><b>N/A</b></p>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

By no later than **22 March 2019**

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March\*\*\*\*

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>					15	51	3										
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>					4	19											

n/a = not available, this site was not included in the housing trajectory published in December 2017. \*\*\*\*A breakdown for this parcel was not included in the previous housing trajectory, this parcel formed part of the Phase 1 (remaining parcels) figures.

**Greater Cambridge Housing Trajectory Questionnaire**

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**SITE DETAILS**

<b>Site:</b>	<b>NORTHSTOWE - PHASE 2</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Developer: Homes England
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) & S/0390/12 (site wide masterplan) Phase 2 has outline planning permission for up to 3,500 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  At March 2018, the site had outline planning permission and therefore no construction had started on site. A condition on the planning permission allows three years for the submission of the first reserved matters planning application; therefore the first reserved matters planning application would need to be submitted by January 2020. 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). We have previously been advised that the first housing completions will be in 2019.
<b>Anticipated year for works to start on site:</b>	2021-2022
<b>Anticipated year for development to be completed:</b>	post 2031

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Permission has been implemented as infrastructure works commenced mid-2018. Housebuilding to commence mid-2020 with first completions 2021. All 3500 homes completed by 2038.
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	Correct

#### AVAILABILITY

2a	<b>Is the site available immediately for development?</b> <i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	Yes
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2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	n/a
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	n/a
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	n/a
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2f	<p><b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b></p>	<p>First RM for new homes to be submitted September 2019.</p>
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<p><b>ACHIEVABILITY</b></p>
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3a	<p><b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b></p>	<p>Yes, at the present time</p>
<p><i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i></p>		

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: Delay to A14 improvement works could have implications as noted in Council's assessment.</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: N/a</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: N/a</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: N/a</p>

3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: Over the 20 year development period, costs and values will alter; impossible to predict the impact until we know what it is.</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: N/a</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: N/a</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: N/a</p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p>Not within Homes England's control. Impossible to say until we know what the precise effects are.</p>
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	<p>Securing a series of like-minded partners willing to build at quality and speed.</p>
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>	
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4a	<p><b>When do you estimate you will start works on site?</b></p>	<p>House building mid 2020.</p>
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	<p>Early 2021</p>
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4c	<b>When do you estimate you will complete development of the site?</b>	C 2038
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4d	<b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b>	[see final page]
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4e	<b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b> Please provide details: N/a
		<b>Site Specific Reasons</b> Please provide details:N/a

4f	<b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b> Please provide details: N/a
		<b>Site Specific Reasons</b> Please provide details: N/a

<b>COMMERCIALLY SENSITIVE INFORMATION</b>
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5a	<b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b>	
5b	<b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b>	

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	50	50	50	66	250	250	250	250	250	250	250	250	1284
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>				15	50	80	125	125	125	125	125	125	125	125	125	125	355
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>				15	50	80	125	125	125	125	125	125	125	125	125	125	355

n/a = not available, this site was not included in the housing trajectory published in December 2017.

**Greater Cambridge Housing Trajectory Questionnaire**

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**SITE DETAILS**

<b>Site:</b>	<b>NORTHSTOWE - PHASE 3 AND LATER PHASES</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Developer: Homes England
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	Northstowe AAP, Policy SS/5 (Local Plan) & S/0390/12 (site wide masterplan) Phase 3 and later phases are allocated as part of the development of a new settlement, with a total anticipated capacity of up to 10,000 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  Phase 3 (and any later phase(s) including the reserve land identified in the Northstowe AAP) is anticipated to provide approximately 5,000 dwellings. The reserve land is allocated in the South Cambridgeshire Local Plan as the Northstowe Extension (Policy SS/5) 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. We have previously been advised that the first housing completions on this phase are anticipated in 2022-2023.
<b>Anticipated year for works to start on site:</b>	post 2031
<b>Anticipated year for development to be completed:</b>	post 2031

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Work to start on site 2023 in terms of infrastructure delivery. Phase 3 will overlap with delivery of Northstowe phase 2.
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1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	Correct
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<b>AVAILABILITY</b>
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2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	n/a
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	Variety of surveys being undertaken as part of ongoing masterplan exercise – ground conditions, traffic assessment, ecology and archaeology.
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	Outline planning application with masterplan to be submitted November 2019.
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	n/a
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<b>ACHIEVABILITY</b>
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3a	<p><b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b></p>	<p>Yes, at the present time.</p>
<p><i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i></p>		

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: Traffic modelling ongoing in relation to the capacity of Station Road and the need (or otherwise) for a Southern Access Road East. The latter may require land acquisitions.</p> <hr/> <p><b>Legal and Ownership</b></p> <p>Please provide details: N/a</p> <hr/> <p><b>Discharge of Conditions</b></p> <p>Please provide details: N/a</p> <hr/> <p><b>Other (e.g. contamination)</b></p> <p>Please provide details: N/a</p>
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3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: Over the approx 20year development period, costs and values will alter; impossible to predict the impact until we know what it is.</p> <hr/> <p><b>Site Preparation Costs</b></p> <p>Please provide details: N/a</p> <hr/> <p><b>Infrastructure Costs</b></p> <p>Please provide details: Cost of delivering a Southern Access Road East (if required)</p>
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		<p><b>Planning Obligations</b></p> <p>Please provide details: S106 package yet to be negotiated. Phase 2 was subject of significant front loaded infrastructure costs.</p>
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3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p>Impossible to say in relation to market conditions. Infrastructure and s106 demands may be managed in negotiation with the local authorities</p>
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	<p>Securing a series of like-minded partners willing to build at quality and speed.</p>
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<p><b>When do you estimate you will start works on site?</b></p>	<p>2020 in terms of enabling works (site clearance and archaeology). Infrastructure from 2023.</p>
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	<p>2025</p>
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4c	<p><b>When do you estimate you will complete development of the site?</b></p>	<p>2045</p>
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4d	<p><b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b></p>	<p>[see final page]</p>
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4e	<p><b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: N/a</p>
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	<p><b>reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>Please provide details: N/a</p>
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<p>4f</p>	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: N/a</p>
		<p><b>Site Specific Reasons</b></p> <p>Please provide details: Previous trajectory contained in table is incorrect and does not correspond with that Homes England submitted in 2017. The latest trajectory is informed by a more advanced development strategy.</p>

**COMMERCIAL SENSITIVE INFORMATION**

<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

**By no later than 22 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5000
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>								60	120	150	150	150	150	150	150	150	1770
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>								40	80	100	100	100	100	100	100	100	1180

n/a = not available, this site was not included in the housing trajectory published in December 2017.

**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>WATERBEACH BARARCKS AND AIRFIELD (PART OF WATERBEACH NEW TOWN)</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Site owned by Ministry of Defence. Urban&Civic appointed as the Development Manager by Defence Infrastructure Organisation (DIO).
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/6, Outline planning application S/0559/17/OL (pending, up to 6,500 dwellings). The site is allocated for the development of a sustainable new town of 8,000-9,000 dwellings. A Supplementary Planning Document for Waterbeach New Town was adopted by SCDC in February 2019.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  The site is allocated for the development of a sustainable new town of approximately 8,000-9,000 dwellings. An outline planning application for up to 6,500 dwellings was submitted in February 2017 by Urban & Civic, and is being considered by the Council. An outline planning application for up to 4,500 dwellings was submitted on adjoining land in May 2018 by RLW Estates, and is being considered by the Council.
<b>Anticipated year for works to start on site:</b>	2019-20
<b>Anticipated year for development to be completed:</b>	post 2033

1a	<p><b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b></p>	<p>This response has been submitted by Urban&amp;Civic (U&amp;C), the Development Manager for Defence Infrastructure Organisation (DIO) tasked with bringing forward development as early as possible at Waterbeach Barracks and Airfield site (some 292 hectares of predominantly brownfield land). An Outline Planning Application for the Barracks and Airfield site was submitted in February 2016. U&amp;C is committed to the submission of details for the first key phase soon after Outline Planning Permission is granted and the necessary investment to deliver early phase new build housing at scale. The full development period would extend beyond 2033.</p>
1b	<p><b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b></p>	

#### AVAILABILITY

2a	<p><b>Is the site available immediately for development?</b></p>	<p>Yes</p> <p><i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i></p>
2b	<p><b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i></p>	<p>n/a</p>
2c	<p><b>If the site is not available immediately, when will it become available for development?</b></p>	<p>n/a</p>
2d	<p><b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b></p>	<p>No</p>

2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	Expected to go to Planning Committee for resolution in May 2019 and, if resolved to grant permission, outline planning permission granted following signing of S106 in June 2019.
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	n/a
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<b>ACHIEVABILITY</b>
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3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	Yes - the development is achievable and viable. Viability discussions are at an advanced stage and the site can be made viable to deliver housing in the first five years subject to final agreement on affordable housing and other planning obligations. <i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>
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3b	<b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b>	<p><b>Infrastructure and Access</b></p> <p>The submitted Transport Assessment (TA) (May 2018) and TA addendum (Oct 2018) contain details of the current highways and transport infrastructure. A package of highway and transport measures have been agreed with Cambridgeshire County Council to overcome highway capacity constraints and deliver and sustainable transport solution for up to 1,600 dwellings. Beyond 1,600 dwellings contributions will be made to strategic transport measures on the A10 corridor.</p> <p>Other physical infrastructure is outlined in the submitted Utilities and Physical Infrastructure Report (May 2018).</p> <p><b>Legal and Ownership</b></p> <p>No constraints. The site is in single ownership (Ministry of Defence) and development is being progressed by Urban&amp;Civic.</p>
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		<p><b>Discharge of Conditions</b></p> <p>Awaiting outline planning conditions.</p> <hr/> <p><b>Other (e.g. contamination)</b></p> <p>The submitted Environmental Statement (Feb 2017) and addendum (May 2018) with the outline planning application contain the various mitigation measures to address environmental impacts. These measures will be delivered via conditions and/or s106; or have been designed in to the parameters of the outline planning application.</p> <p>Each key phase of development will comprise a suite of framework documents and each reserved matter application will also include specific information or compliance statements to address the key technical and environmental matters.</p>
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3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>U&amp;C's market evidence shows favourable market conditions are likely to continue at least into the medium term, in terms of sales values, which further development at the earliest opportunity.</p> <hr/> <p><b>Site Preparation Costs</b></p> <p>Site preparation costs are included in the viability assessment. This is currently being discussed with South Cambridgeshire District Council but there are impediments to achieving a viable development at the earliest opportunity.</p> <hr/> <p><b>Infrastructure Costs</b></p> <p>Infrastructure costs are included in the viability assessment being discussed with South Cambridgeshire District Council but there is no obstacle to achieving a viable development.</p>
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		<p><b>Planning Obligations</b></p> <p>A section 106 agreement is being drafted currently with a view to Heads of Terms being presented to planning committee in May 2019.</p>
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3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p>U&amp;C's Outline Planning Application includes specific details of the infrastructure required to achieve early delivery and robust process to achieve the full development.</p>
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	<ul style="list-style-type: none"> <li>• Outline planning permission: June 2019</li> <li>• Submission of Key phase 1 and infrastructure reserved matters: June 2019</li> <li>• First enabling works Autumn 2019 onwards</li> <li>• First residential reserved matters application: early 2020</li> <li>• First completions: 2020/2021</li> </ul>
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<p><b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b></p>
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4a	<p><b>When do you estimate you will start works on site?</b></p>	<p>Autumn 2019</p>
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	<p>2020/2021</p>
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4c	<p><b>When do you estimate you will complete development of the site?</b></p>	<p>Post 2036</p>
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4d	<p><b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b></p>	<p>[see final page]</p>
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4e	<p><b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see</b></p>	<p><b>Market Conditions</b></p> <p>n/a</p>
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	<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>n/a</p>
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<p>4f</p>	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>More detailed viability work has been undertaken and considered with South Cambridgeshire District Council, and a revised trajectory agreed.</p>
		<p><b>Site Specific Reasons</b></p> <p>First completions now assumed to be 2020/2021 due to delay in outline planning decision.</p>

**COMMERCIALLY SENSITIVE INFORMATION**

<p>5a</p>	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	<p>No</p>
<p>5b</p>	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	<p>n/a</p>

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA



By no later than **22 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	100	200	250	250	250	250	250	250	250	250	250	250	6200
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b> (				150	200	250	250	250	250	250	250	250	250	250	250	250	3,400 (up to 6,500 in total)
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>			Affordable housing proportion to be determined through viability discussions and conclusion of S106 agreement. Numbers above indicate total housing delivered (market and affordable)														

(Relates to Waterbeach barracks and Airfield only)

n/a = not available, this site was not included in the housing trajectory published in December 2017.

## Greater Cambridge Housing Trajectory and Five Year Housing Land Supply

### ***Additional sheets: Urban&Civic response***

 11<sup>th</sup> October
 

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#### **Introduction**

1. David Lock Associates has prepared this information on behalf of Urban&Civic (U&C) with regards to the estimated housing trajectory for the Waterbeach Barracks and Airfield site.

#### **Waterbeach Housing Trajectory**

2. Outline Planning Permission was granted on 27<sup>th</sup> September 2019 for up to 6,500 dwellings, employment, retail, schools and supporting physical and social infrastructure (S/0559/17/OL) U&C has reviewed the development programme for the site and suggests the housing trajectory shown on Table SC4 for the first five years be amended as follows (*strikethrough indicates change from Council's figure*):

<b>Years</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>Total</b>
<b><i>Dwellings</i></b>	0	<del>25</del> 0	<del>125</del> 150	250	250	<b>650</b>

#### **Supporting information**

3. Annex 2 of the National Planning Policy Framework (NPPF) 2019 states that "where a site has outline planning permission for major development it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years". In this context the following evidence is provided to support the revised five year housing trajectory shown in paragraph 2 above:

- Ownership;
- development approach;
- programme to first residential starts;
- first residential completions; and
- wider infrastructure considerations.

##### *Ownership*

4. The site is owned by the Ministry of Defence (MOD) and there are no ownership constraints to delivery. U&C act on behalf of Defence Infrastructure Organisation (part of the MOD) as the Development Manager responsible with progressing the planning and development of the site

##### *Development Approach*

5. U&C's approach is to act as a 'master developer' to lead and manage the delivery of infrastructure and enabling works that will enable multiple development parcels to come forward in together. This approach has been implemented successfully at other strategic sites such as Alconbury Weald in Huntingdonshire and Houlton in Rugby. It is achieved, in part, by implementing key phases to provide the necessary framework for multiple residential outlets and other uses.
6. At Alconbury Weald, for example, this approach has allowed for the delivery of high quality infrastructure and green spaces to support both employment development residential parcels.

Reserved matters permissions have been achieved for 1,012 dwellings in the first key phase with six different house builders on site (including U&C's 'Civic Living' new build). A similar approach is being advanced at Waterbeach, with 1,600 dwellings to be provided in Key Phase One.

7. In addition to making residential parcels available to house builders, U&C is also exploring the potential for build to rent and key worker housing at scale, which will maintain a higher completions rate. For information, former barrack blocks have already been converted and are occupied as medical staff accommodation (235 bed spaces).

*Programme to first residential starts*

8. The broad programme to achieve first residential starts is summarised below:

- Submission of key phase framework documents (for 1,600 dwellings) and first primary infrastructure reserved matters applications to deliver early residential parcels. 2019 Q4
- Approval of key phase framework documents and first primary infrastructure reserved matters applications. 2020 Q1
- Commence construction of first primary infrastructure. 2020 Q2
- Submission of residential parcels reserved matters applications. 2020 Q4
- Approval of residential parcels reserved matters applications. 2021 Q1
- Completion of primary infrastructure construction and other enabling works as necessary for first residential parcels. 2021 Q1
- First residential starts. 2021 Q2

*First residential completions*

9. The first parcels enabled by early infrastructure will allow for at least three different house builders to deliver approximately 50 dwellings each over 2021-2022 (150 dwellings in total). Additional parcels can be made available for at least two more housebuilders to deliver dwellings from 2022-2023 (250 dwellings in total per annum).

*Wider infrastructure considerations*

10. A package of early phase transport measures have been agreed in the Section 106 agreement which can be delivered on site, off site in highway land (through Section 278 agreements) and through agreed contributions to the County Council. These measures will be implemented on a phased basis but all those required by first occupation to be achieved by 2021 Q2. The early phase transport package will support the development in the first five years and beyond. Works are also required to make the necessary utilities reinforcements and connection and these are estimated to be completed by 2020 Q3.

**Conclusion**

11. U&C support the Council's estimate of 650 dwelling completions at Waterbeach Barracks and Airfield in the five year period from 2019/20 to 2023/24, although suggest a revision to the annual build out in years 2020/21 and 2021/22. The master developer approach undertaken by U&C provides a strong and clear way of achieving the necessary infrastructure to support build-out across multiple residential outlets. This is evidenced by U&C's track record on other strategic sites. In addition, there are distinctive opportunities at Waterbeach, within the Greater Cambridge market, to deliver other tenure types at scale. Overall, there is considered to be clear evidence that the anticipated completions can occur at the site within the five year period.

**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>WATERBEACH NEW TOWN</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Developer / Landowner: Urban & Civic and RLW Estates
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/6, S/0559/17/OL (pending, up to 6,500 dwellings) & S/2075/18/OL (pending, up to 4,500 dwellings) The site is allocated for the development of a sustainable new town of 8,000-9,000 dwellings. A Supplementary Planning Document for Waterbeach New Town was adopted by SCDC in February 2019.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  The site is allocated for the development of a sustainable new town of approximately 8,000-9,000 dwellings. An outline planning application for up to 6,500 dwellings was submitted in February 2017 by Urban & Civic, and is being considered by the Council. An outline planning application for up to 4,500 dwellings was submitted in May 2018 by RLW Estates, and is being considered by the Council.
<b>Anticipated year for works to start on site:</b>	2021-2022
<b>Anticipated year for development to be completed:</b>	post 2031

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	This response is submitted by Boyer on behalf of RLW Estates  The trajectory we have provided relates to the whole of the proposed allocation (Policy SS/6). It is acknowledged however that Urban and Civic (U&C), the development managers for Defence Infrastructure Organisation (DIO) in relation to the former Waterbeach barracks and airfield site, may
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	<p>take a different position on the build out rate for the site as a whole.</p> <p>This trajectory submission reflects the ongoing process and anticipated timescale for determination of the OPA for WNTE and subsequent reserved matters submissions. Differences between the trajectory now presented and that offered in earlier representations relate to the timescales associated with the ongoing planning application and the recently adopted of a Supplementary Planning Document (SPD).</p> <p>RLW Estates have welcomed the opportunity to engage constructively with the District Council, County Council and other stakeholders to inform the evolution of the proposals for Waterbeach New Town East (WNTE), and to contribute to the recently adopted SPD. With the outline planning application (OPA) for WNTE (Application Ref. S/2075/18/OL) and that for WNTW (Application Ref. S/0559/17/OL) currently under consideration by SCDC, timely delivery of a positive determination of the applications is critical to enabling commencement of development in line with the trajectory. It is anticipated that first housing completions would be delivered through Phase 1 in 2021.</p> <p>Continued constructive engagement and support from SCDC is again welcomed to ensure that delivery can be met as anticipated, and is not delayed by issues of ransom (on all parts of the site) or any associated arbitration process that would need to be undertaken. It is in the Council's gift to take positive and decisive action to prevent this and ensure that this comprehensive development of both sites can come forward in the timescales projected.</p> <p>The phasing plans initially focus around the Station Quarter, they show how this complex and important part of the masterplan would change over time while</p>
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		<p>establishing the quality of place from the earliest phases.</p> <p>The phasing plan set out within the current OPA details that delivery would be lower in early year to account for site start-up and first delivery of infrastructure. Delivery rates would increase in subsequent years and at least 2,900 dwellings could be completed at WNTe by 2034, which would provide at least 6,300 dwellings across the whole allocation site in this period.</p>
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

#### AVAILABILITY

2a	<b>Is the site available immediately for development?</b>	Yes
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	
2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	n/a
2c	<b>If the site is not available immediately, when will it become available for development?</b>	n/a
2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	Detailed site surveys have been undertaken to inform a robust OPA and the proposed infrastructure phasing has been completed in consultation and collaboration with stakeholders and the community.
2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	The OPA for WNTe was submitted in May 2018. Following close dialogue with Officers and other stakeholders, revisions to the applications are to be submitted imminently, and it is anticipated that a resolution will be made by May 2019.

2f	<p><b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b></p>	n/a
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**ACHIEVABILITY**

3a	<p><b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b></p>	<p>Work to date on the market potential and cost planning has shown that development is both achievable and viable. The site is controlled by only two key parties: RLW Estates and U&amp;C/DIO on the former barracks and airfield site.</p> <p><i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i></p>
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3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b> Local Plan Policy SS/6 and the Waterbeach New Town SPD require comprehensive development having regard to both infrastructure and access considerations.</p> <p><b>Legal and Ownership</b> Early completion will require east and west phases of development on both landholdings. This will be fundamental to the comprehensive planning of the site, early delivery of the station and a sustainable travel strategy.</p> <p>RLW Estates have expressed concerns over the potential for delay and viability impact to result from the allowance of a ransom situation arising (on any part of the strategic allocation). It is considered that this could be addressed through considered and decisive action from the LPA. In turn, such a situation could reduce the overall levels of affordable housing achieved with knock-on impacts to rates of delivery overall.</p> <p><b>Discharge of Conditions</b> These are to be progressed following the grant of Outline Planning Permission alongside/subsequent to reserved matters applications, but no reason to consider these as a constraint.</p>
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		<p><b>Other (e.g. contamination)</b></p> <p>Detailed site surveys have been undertaken. No other physical, legal or ownership constraints that would prevent or delay development have been identified but, as with any strategic scale site, a range of mitigation measures will need to be implemented as identified in the current OPA.</p>
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3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>RLW and U&amp;C evidence is consistent in showing that favourable market conditions are likely to continue at least into the medium term, in terms of sales values, which further supports development at the earliest opportunity.</p>
		<p><b>Site Preparation Costs</b></p> <p>None that would delay development.</p>
		<p><b>Infrastructure Costs</b></p> <p>Funding packages for the A10 improvements and options for station connections funding are currently under discussion. None that would necessarily delay development.</p>
		<p><b>Planning Obligations</b></p> <p>S106 Heads of Terms were submitted with the OPA; ongoing process of discussing with the LPA and other stakeholders in tandem with dialogue on viability assessment. None that would delay development.</p>

3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	<p>See section 3c above.</p>
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	<p>RLW is working with the Council in the context of the current OPA and timescales for its determination, to establish a programme for the availability and timing of infrastructure to support the development.</p>
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<p><b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b></p>
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4a	<b>When do you estimate you will start works on site?</b>	<p>Aspiration for the station to be completed by December 2021. It is anticipated that delivery of residential development will start on the site in 2020, based on the anticipated timescales for determination of the current OPA and the subsequent submission of reserved matters and discharge of conditions, which influence when first residential units will be delivered.</p> <p>We understand that U&amp;C may be indicating earlier completions on DIO land based on their strategy to delivery private rented sector dwellings and to convert existing buildings to residential units. It will be for U&amp;C to detail and justify their early delivery strategy.</p>
4b	<b>When do you estimate you will deliver the first housing completions?</b>	It is anticipated that first housing completions would be delivered through Phase 1 in 2021.
4c	<b>When do you estimate you will complete development of the site?</b>	Post 2033
4d	<b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b>	[see final page]
4e	<b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b> n/a
		<b>Site Specific Reasons</b> n/a
4f	<b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see</b>	<b>Market Conditions</b> n/a

	<p><b>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Site Specific Reasons</b></p> <p>We have indicated first completions in 2021 in light of the timescale for the determination of the current OPA and subsequent RM and discharge of conditions. Please see paragraph 1a above for justification.</p>
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<p><b>COMMERCIALLY SENSITIVE INFORMATION</b></p>
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5a	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	No
5b	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	n/a

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

By no later than **22 March 2019**

**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	100	200	250	250	250	250	250	250	250	250	250	250	6200
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING (*1)</b>				150	400	400	475	475	500	500	500	500	500	500	500	500	5100
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING (*2)</b>																	

\*1 RLW considers that first delivery will occur in 2020/21 which represents fast track delivery. Early planning applications, including for the station relocation, have been submitted to achieve this. U&C as Development Managers for the DIO land may take a different stance on the rate of development on site. RLW acknowledge there may be some limited scope for earlier delivery of homes on DIO land as a

result of conversions of existing buildings within the Barracks and it is acknowledged that planning permission already exists for conversion of the barrack blocks to be used as C2 residential accommodation for Papworth hospital staff, comprising 27 residential units (235 beds).

- \*2 We propose a policy compliant affordable housing provision but it is not possible at this stage to indicate a tenure split for projected completions on an annual basis. Affordable housing phasing / delivery rates and timescales will be discussed and agreed at a later date. The completions figures provided here are therefore for all tenure

## Questionnaire GC17 Received March 2019

### Greater Cambridge Housing Trajectory Questionnaire

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

#### SITE DETAILS

<b>Site:</b>	<b>BOURN AIRFIELD NEW VILLAGE</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Developer / Landowner: Countryside Properties (UK) Limited and The Taylor Family
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/7 & S/3440/18/OL (pending, approximately 3,500 dwellings) The site is allocated for the development of a new village of approximately 3,500 dwellings. A Supplementary Planning Document is being prepared.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  The site is allocated for the development of a new village of approximately 3,500 dwellings. An outline planning application for approximately 3,500 dwellings was submitted in September 2018, and is being considered by the Council. We have previously been advised that the first housing completions are anticipated in early 2020.
<b>Anticipated year for works to start on site:</b>	2021-2022
<b>Anticipated year for development to be completed:</b>	post 2031

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	The details are correct.
1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	

**AVAILABILITY**

2a	<b>Is the site available immediately for development?</b> <i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	Yes
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2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	An going programme of ecological surveys are being undertaken on the site to support future development. All other site assessment work forms part of the submitted planning application.
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	It is anticipated that the application will go to the Council's Planning Committee in October 2019, with the legal agreement to be signed late 2019.
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	Reserved matters will be submitted shortly following the grant of planning permission.
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**ACHIEVABILITY**

3a	<b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b>	Yes
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	<i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i>
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3b	<p><b>Are there any constraints that could delay development?</b>  <b>For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Please provide details: No</p>
		<p><b>Legal and Ownership</b></p> <p>Please provide details: No</p>
		<p><b>Discharge of Conditions</b></p> <p>Please provide details: No</p>
		<p><b>Other (e.g. contamination)</b></p> <p>Please provide details: No</p>

3c	<p><b>Are there any market or cost factors that could delay development?</b>  <b>For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details: No</p>
		<p><b>Site Preparation Costs</b></p> <p>Please provide details: No</p>
		<p><b>Infrastructure Costs</b></p> <p>Please provide details: No</p>
		<p><b>Planning Obligations</b></p> <p>Please provide details: No</p>



3d	<b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b>	
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3e	<b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b>	It is assumed that planning permission will be granted by the start of 2020. Housebuilding is expected to commence in early 2021, following a year of site infrastructure works.
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<b>When do you estimate you will start works on site?</b>	Spring 2020
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4b	<b>When do you estimate you will deliver the first housing completions?</b>	Early 2022
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4c	<b>When do you estimate you will complete development of the site?</b>	Circa 2042
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4d	<b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b>	[see final page]
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4e	<b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b> Please provide details:
		<b>Site Specific Reasons</b> Please provide details:

4f	<p><b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
		<p><b>Site Specific Reasons</b></p> <p>Please provide details:</p>

**COMMERCIALLY SENSITIVE INFORMATION**

5a	<p><b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b></p>	No
5b	<p><b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b></p>	

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
 Greater Cambridge Shared Planning  
 c/o South Cambridgeshire Hall  
 Cambourne Business Park  
 Cambourne  
 CB23 6EA

By no later than **22 March 2019**

Please complete the housing trajectory table below with details of your anticipated housing completions in future years:

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	0	0	60	100	150	150	150	150	150	150	150	150	150	150	1840
Actual dwelling completions recorded	0																
Please provide your current best estimate of completions by year MARKET HOUSING																	
Please provide your current best estimate of completions by year AFFORDABLE HOUSING																	

**Commented [A1]:** The housing trajectory stated here remains, provided that planning permission for the site is granted by the end of 2019. For the purposes of the Council's housing trajectory projections we would assume at this stage that the site will provide a policy compliant level of affordable housing – with the tenure split to be decided.

n/a = not available, this site was not included in the housing trajectory published in December 2017.

**Greater Cambridge Housing Trajectory Questionnaire**

*The Councils are subject to the Freedom of Information Act 2000 and Environmental Information Regulations 2004, and laws concerning the protection of personal information. If you consider that any of the information that you provide as part of your response is commercially sensitive or personal information, please identify it as such in question 5a and please explain in question 5b how disclosure would be detrimental to your organisation. The Councils cannot guarantee non-disclosure of this information, but will apply any relevant exemption where one is clearly engaged.*

**SITE DETAILS**

<b>Site:</b>	<b>CAMBOURNE WEST (LAND NORTH WEST OF LOWER CAMBOURNE)</b>
<b>Ownership:</b> e.g. housebuilder, developer, landowner	Housebuilders: Taylor Wimpey & Bovis Homes
<b>Planning Status:</b> e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	South Cambridgeshire Local Plan 2018 - Policy SS/8 & S/2903/14/OL (up to 2,350 dwellings) The site has outline planning permission for up to 2,350 dwellings.
<b>Councils' assessment:</b>	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge:  Part of this site is allocated for the development of a sustainable, forth linked village to Cambourne with a capacity of approximately 1,200 dwellings. Outline planning permission for a larger site with a capacity of up to 2,350 dwellings was granted in December 2017. A condition on the planning permission allows two years for the submission of the first reserved matters planning application; therefore the first reserved matters planning application would need to be submitted by December 2019. We have previously been advised that the first dwellings could be completed in 2019-2020 and up to 220 dwellings per year could be delivered.
<b>Anticipated year for works to start on site:</b>	2019-2020
<b>Anticipated year for development to be completed:</b>	post 2031

1a	<b>Please confirm whether the site details, including Councils' assessment, set out above are still correct. If not, please provide updated details.</b>	Yes
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1b	<b>Please confirm if you are the correct contact for this site on an ongoing basis. If not, please provide updated contact details.</b>	
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<b>AVAILABILITY</b>
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2a	<b>Is the site available immediately for development?</b>	YES
	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>	

2b	<b>If not, why not?</b> <i>e.g. is there an existing use on the site?</i>	
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2c	<b>If the site is not available immediately, when will it become available for development?</b>	
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2d	<b>Are you still undertaking any site assessment work? If so, please provide us with further details.</b>	
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2e	<b>If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?</b>	
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2f	<b>If your site has outline planning permission, but does not yet have detailed planning permission, when do you anticipate that you will submit a detailed (reserved matters) planning application or receive a decision on a submitted detailed (reserved matters) planning application?</b>	RMA to be submitted in April 2019
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<b>ACHIEVABILITY</b>
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3a	<p><b>Is the development achievable and viable? If not, please provide details in responding to the questions below explaining how this will be overcome.</b></p>	<p>YES</p>
<p><i>Achievable is defined as: having a realistic prospect that housing will be delivered on site within five years.</i></p>		

3b	<p><b>Are there any constraints that could delay development? For all that apply, please provide specific details for your site and what impact these constraints will have on your timescales for delivery.</b></p>	<p><b>Infrastructure and Access</b></p> <p>Access is via a “78 works at A1198 and a S38 at sheepfold lane.</p> <hr/> <p><b>Legal and Ownership</b></p> <p>The site is controlled via an option however land purchase has not taken place, and can not, until approval of the first housing RMA</p> <hr/> <p><b>Discharge of Conditions</b></p> <p>Please provide details:</p> <hr/> <p><b>Other (e.g. contamination)</b></p> <p>Please provide details:</p>
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3c	<p><b>Are there any market or cost factors that could delay development? For all that apply, please provide specific details for your site and what impact these factors will have on your timescales for delivery.</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p> <hr/> <p><b>Site Preparation Costs</b></p> <p>Please provide details:</p> <hr/> <p><b>Infrastructure Costs</b></p> <p>Please provide details:</p>
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		<p><b>Planning Obligations</b></p> <p>Please provide details:</p>
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3d	<p><b>How do you anticipate these constraints and factors will be overcome? When do you think these constraints and factors will be overcome?</b></p>	
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3e	<p><b>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</b></p>	
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<b>DELIVERY TIMETABLE &amp; HOUSING TRAJECTORY</b>		
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4a	<p><b>When do you estimate you will start works on site?</b></p>	September 2019
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4b	<p><b>When do you estimate you will deliver the first housing completions?</b></p>	September 2020
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4c	<p><b>When do you estimate you will complete development of the site?</b></p>	2032
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4d	<p><b>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</b></p>	[see final page]
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4e	<p><b>If your actual completions for 2017-2018 differ from the number anticipated in the previous published housing trajectory [see final page], what is the</b></p>	<p><b>Market Conditions</b></p> <p>Please provide details:</p>
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	<b>reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Site Specific Reasons</b>  Please provide details:
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4f	<b>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</b>	<b>Market Conditions</b>  Please provide details:
		<b>Site Specific Reasons</b>  Please provide details:

<b>COMMERCIALLY SENSITIVE INFORMATION</b>
-------------------------------------------

5a	<b>Have you provided any information that you would regard as commercially sensitive? If yes, please specify which answers this applies to.</b>	
5b	<b>Please explain in detail how disclosure of this information would be detrimental to your organisation.</b>	

Please return to:

Email to: [ldf@scambs.gov.uk](mailto:ldf@scambs.gov.uk)

Post to: Jenny Nuttycombe, Senior Planning Policy Officer  
Greater Cambridge Shared Planning  
c/o South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
CB23 6EA

By no later than **20 March 2019**



**Please complete the housing trajectory table below with details of your anticipated housing completions in future years:**

All years are based on **financial years** i.e. 1 April – 31 March

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	0	0	25	130	150	150	150	150	150	150	150	150	150	150	150	150	395
Actual dwelling completions recorded	0																
<b>Please provide your current best estimate of completions by year MARKET HOUSING</b>		0	0	25	200	200	200	200	200	200	200	200	250				
<b>Please provide your current best estimate of completions by year AFFORDABLE HOUSING</b>		0	0	25	50	50	50	50	50	50	50	60	50				

n/a = not available, this site was not included in the housing trajectory published in December 2017.

**Email GC19**

**Received March 2019**

**From:** Pegasus Group

**Sent:** 19 March 2019 16:59

**Subject:** RE: Greater Cambridge Housing Trajectory - Cambourne West (land within the Business Park) (GC19)

I have raised this with my client and although they recognise that importance of providing this information to the LPA they are not presently in a position to provide the numbers of completions that you are after.