



**South  
Cambridgeshire  
District Council**

Local Development Framework

# **South Cambridgeshire Annual Monitoring Report 2008 - 2009**

**December 2009**

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# **South Cambridgeshire Annual Monitoring Report**

**December 2009**

Covering the period 1<sup>st</sup> April 2008 – 31<sup>st</sup> March 2009

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Sustainable Communities)**



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## 1. Executive Summary

### a. Progress against the Local Development Scheme

- 1.1. Progress was made in the last monitoring year on the final stages of two Development Plan Documents (DPDs) and also on a number of Supplementary Planning Documents (SPDs). The additional work required by the Inspectors for both the **Site Specific Policies DPD** and the **North West Cambridge AAP** has delayed the adoption of both of these plans and they did not meet their milestones as set out in the July 2007 Local Development Scheme (LDS). However, as a result of that additional work, the Inspectors have found both DPDs to be sound and able to be adopted. As a consequence of the additional work required by the Inspectors, the Council has been unable to keep to the timetable for the preparation of the **Gypsy & Traveller DPD** and the **Statement of Community Involvement (SCI)**. The **Core Strategy First Review** has been delayed primarily by the late adoption of the East of England Plan (published in May 2008) but also by delayed progress on the Review of the East of England Plan.
- 1.2. The delayed adoption of the **Site Specific Policies DPD** has also resulted in slow progress being made on the **Papworth West Central Development Brief SPD** and no start being made on the **Fen Drayton Land Settlement Association SPD**.
- 1.3. Although behind the milestones set out in the adopted LDS the Council has now adopted the following SPDs that were listed in the July 2007 LDS:
- **Open Space in New Developments SPD** (January 2009);
  - **Public Art SPD** (January 2009);
  - **Development Affecting Conservation Areas SPD** (January 2009);
  - **Listed Buildings SPD** (July 2009); and
  - **Biodiversity SPD** (July 2009).
- The Council also adopted in January 2009, the **Trees & Development Sites SPD** which was not listed in the July 2007 LDS.
- 1.4. The Council has also carried out public consultation on drafts of the **Affordable Housing SPD**, the **Landscape in New Developments SPD** (which is not listed in the July 2007 LDS) and the revised **Design Guide SPD**. A start has also been made on the **Planning Obligations SPD**.
- 1.5. Further details on the progress of each DPD and SPD are included in Chapter 3.

### b. Local Development Framework Policy Performance

- 1.6. The Annual Monitoring Report (AMR) includes over 60 core and local output indicators to measure the performance of the Council's adopted planning policies, and over 45 significant effect indicators to measure the objectives set out in the Council's Sustainability Appraisal reports and to look at the wider effects of the LDF

on the district. Some headline results are included below; data and analysis for each of the indicators is included in chapter 4.

## Housing

- 1.7. In the last monitoring period, 615 net additional dwellings were completed in South Cambridgeshire; this is an under performance of only 10 dwellings compared to the number predicted in the housing trajectory included in the **Annual Monitoring Report 2007-2008**. However, last year's housing trajectory had predicted a fall in completions as a direct result of the global change in market conditions.
- 1.8. The housing trajectory shows that 18,252 dwellings are planned to be delivered between 1999 and 2016; this is 8.7% (1,748 dwellings) below the target set out in **Core Strategy Policy ST/2** (adopted in January 2007). This shortfall is unlikely to be within the limits of additional houses that will be delivered by future 'windfall' sites which the Council can count towards its targets once they have planning permission. The main reason for the under performance is that the delivery timetables for many sites have been revised since the **Annual Monitoring Report 2007-2008**, to show either a later start date on those that have yet to start or lower annual completions for those that have started, both changes are largely as a result of the current market conditions and the slow recovery from the recession over the next 3-4 years.
- 1.9. These changes were foreseen by the Inspectors who examined the soundness of the **Site Specific Policies DPD** (the last DPD to be examined which allocated land for housing development in South Cambridgeshire). Having been advised by objectors at examinations held in May 2009 that prevailing housing market conditions would result in a further slowdown in housing completions, which objectors argued should be made up by additional allocations, the Inspectors concluded: "Given the current economic circumstances, we can see no justification for adding housing sites on the basis that the proposed allocations will produce few dwellings in the near future because of the state of the housing market. This would only provide sites which are in less than optimum locations from the point of view of the Core Strategy sequential hierarchy, which themselves would yield relatively few dwellings until such time as the market recovers."
- 1.10. The housing trajectory shows that 24,231 dwellings are planned to be provided between 2001 and 2021; this is 3.1% (731 dwellings) above the target set out in **East of England Plan Policy H1**.
- 1.11. The housing trajectory shows that 7,409 dwellings are expected to be provided in the district between 2010 and 2015 on the basis of current planned development. This gives 4.3 years of land supply based on the **Core Strategy Policy ST/2** requirement, or 86.5% of the five year supply. This is a similar situation to previous years and is a consequence of the development strategy that focuses on a limited number of very large sites and it is recognised that completions will be greater in the later years of the plan period. This has been compounded by the recession and the later delivery of the larger sites. However, based on the more recent **East of England Plan Policy**

**H1** requirement (published in May 2008), the Council has 5.2 years of land supply or 104.2% of the five year supply.

- 1.12. Only 28% of dwellings completed in the last monitoring year were on previously developed land (PDL) and the cumulative percentage of housing completions on PDL is still below the target of at least 37% as required by **Core Strategy Policy ST/3**. It is anticipated that the percentage will increase as the strategic allocations at Northstowe and Cambridge East come forward, as a significant proportion of these developments involve the re-use of PDL.
- 1.13. The availability of housing that is affordable is a major and growing issue in the district, especially as median house prices in the district have risen from 4.9 times median earnings to 7.9 times median earnings in the last 10 years. In 2008-2009, 274 new affordable dwellings were completed; this amounts to 39% of all new dwellings completed.
- 1.14. Between January 2006 and March 2009, 13 Gypsy & Traveller pitches were delivered in the district. **East of England Plan Policy H3** (published in July 2009) requires the Council to deliver 69 Gypsy & Traveller pitches in the district between January 2006 and January 2011. South Cambridgeshire has a significant number of Gypsy & Traveller pitches with temporary (time limited) planning permission; it is anticipated that once the **Gypsy & Traveller DPD** has been adopted the number of temporary pitches will decrease, as the required number of pitches to meet identified need will have been allocated.
- 1.15. Historic local plans had a dispersal strategy of development through the allocation of large areas of land on the edge of, or within, villages for residential development; this strategy was changed at the district level by the adoption of the Core Strategy in January 2007. The beginnings of this change can be seen in the change in the proportions of dwellings completed in the different settlement categories; an increasing proportion of dwellings completed in the district are on the edge of Cambridge and a decreasing proportion are within Group and Infill Villages.

## **Business**

- 1.16. The majority of new business floorspace completed in the district is for office use or research and development use; much of this floorspace was completed on business / research parks such as Granta Park, Cambridge Research Park (Landbeach) and Wellcome Institute (Genome Campus) at Hinxton Hall. In the last monitoring year, a number of higher density business developments have been completed, including on plots at Cambridge Science Park and Papworth Business Park. Since 1999, 38.91 ha of business land has been lost to non-business uses, including residential uses; however this has been more than compensated for by a gain of 123.25 ha of business land on land not previously in business use.

## **Energy and the Environment**

- 1.17. The Council is committed to reducing the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. Since 2003-2004, household consumption of water, gas and electricity in the district has fallen, while the generating potential of renewable energy sources in the district has increased.
- 1.18. In the last five monitoring years no new development has been completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites and no land adjacent to Important Countryside Frontages has been lost. However in the last monitoring year, two sites of inappropriate development have been completed in the Green Belt; these are 6 Gypsy & Traveller pitches at Moor Drove, Histon and a research building on Huntingdon Road, Girton. Both these sites were allowed on appeal for site specific reasons that were considered to outweigh the harm to the Green Belt.
- 1.19. In the last monitoring year, a new County Wildlife Site at Ruddery Pitt, Guilden Morden has been selected. Good progress has also been made in achieving priority Biodiversity Action Plan targets; for example in the last monitoring year, the Council has: formed the River Mel Restoration Group; the River Cam Habitat and Access Enhancement Project has delivered extensive new wetland habitats and demonstrated how development should integrate with river habitats; the Fulbourn Swift Conservation Project has incorporated 125 new swift boxes within phase 1 of the Windmill Estate redevelopment; and neutral grasslands and hay meadows have been created and restored at sites such Trumpington Meadows and Stockbridge Meadows.

## **Education, Health and Quality of Life**

- 1.20. The district scores well on the Indices of Multiple Deprivation, and between 2000 and 2007 the district improved its position nationally. The proportion of residents in the district with a limiting long-term illness is lower than the national average and residents in the district have a longer life expectancy than the national average. South Cambridgeshire has low crime rate compared to the county average and in general residents feel that the district is safe after dark and that their local area is harmonious. Schools within the district are performing well, achieving results above those for Cambridgeshire and the East of England at Key Stage 2, GCSEs and A-Levels.

## 2. Introduction & Context

### **The Local Development Framework & the Annual Monitoring Report**

- 2.1. The Planning and Compulsory Purchase Act 2004 introduced a new system of development plan production in England and Wales. The main change for district councils was the replacement of Local Plans with Local Development Frameworks (LDFs). The LDF is a portfolio of documents that together will guide development within the district, and consists of:
- the Local Development Scheme (LDS);
  - a Statement of Community Involvement (SCI);
  - Development Plan Documents (DPDs);
  - Area Action Plans (AAPs);
  - Supplementary Planning Documents (SPDs); and
  - Annual Monitoring Reports (AMRs).
- 2.2. South Cambridgeshire District Council (SCDC) is advanced in the preparation of its LDF, and currently has six adopted DPDs, a further two DPDs in preparation, seven adopted SPDs and a further three SPDs in preparation. As the DPDs are adopted they will replace the Local Plan 2004 'saved' policies. Chapter 3 outlines the progress that the Council has made in producing the documents that will make up its LDF.
- 2.3. Monitoring is essential to establish what is happening now, what may happen in the future and what needs to be done to achieve policies and targets. The Planning and Compulsory Purchase Act 2004 therefore requires that District Councils produce an AMR each year that is submitted to the Secretary of State (through the relevant Government Office) by 31 December. The role of the AMR is to:
- (a) examine how successful the Council's planning policies have been in achieving their objectives; and
  - (b) assess the Council's progress in producing new planning policy documents against the timetable set out in the LDS.
- 2.4. This AMR covers the period from 1 April 2008 to 31 March 2009.

### **Monitoring in South Cambridgeshire**

- 2.5. Monitoring in Cambridgeshire is carried out through a partnership between the Research & Monitoring team at Cambridgeshire County Council and the Planning departments at the five district councils. The Research & Monitoring team maintains a database of planning permissions involving the creation or removal of residential, business, retail and leisure uses plus any planning permissions for renewable energy generators. An annual survey of all extant planning permissions included in the database takes place each year, involving officers from the County Council and district councils, to collect information on their status: built, under construction or not yet started.

- 2.6. The Research & Monitoring team then provides the district councils with the necessary results for their AMR core and local output indicators and a site-by-site list of planning permissions and their status. **For some indicators the data for previous years has been revised from the data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring team to remove any inaccuracies.**
- 2.7. Data required for the contextual indicators, significant effect indicators and some local output indicators is obtained from various teams at Cambridgeshire County Council and South Cambridgeshire District Council, and other external organisations such as Natural England and the Environment Agency.

### 3. Progress against the Local Development Scheme

- 3.1. This chapter reviews the progress on the preparation of the South Cambridgeshire Local Development Framework (LDF) and indicates whether the timetable and milestones set out in the Local Development Scheme (LDS) are being achieved.
- 3.2. The adopted scheme at the start of the monitoring period (1 April 2008) was the LDS adopted in July 2007 for the 3-year period from April 2007 – March 2010. The Council subsequently adopted a revised LDS in March 2009 that sets out the timetable of plan making for the 3-year period from 2009 – 2012; however that scheme has not yet been formally approved by the Government Office for the East of England (GO-EAST).
- 3.3. Figure 3.1 shows progress against the milestones for each of the Development Plan Documents (DPDs), Area Action Plans (AAPs) and Supplementary Planning Documents (SPDs) listed in the adopted July 2007 LDS. A number of DPDs and SPDs did not meet their milestones as set out in the July 2007 LDS.
- 3.4. The **Site Specific Policies DPD** was expected to be adopted in June 2008; however this was delayed as a result of the additional work required to respond to the housing shortfall identified by the Inspectors examining the plan. A further round of public consultation was undertaken in October – December 2008 and additional hearings were held in May and July 2009. The Council received the Inspectors' Report in September 2009 and it is anticipated that the Site Specific Policies DPD will be adopted in January 2010.
- 3.5. The **North West Cambridge AAP** was expected to be adopted in July 2009; however this was delayed as a result of the request by the Inspectors to undertake additional consultation on a larger site option. The Councils received the Inspectors' Report in August 2009 and the North West Cambridge AAP was formally adopted in October 2009.
- 3.6. As a consequence of the additional work required by the Inspectors for both the **Site Specific Policies DPD** and the **North West Cambridge AAP**, the Council was unable to keep to the timetable for the preparation of the **Gypsy & Traveller DPD** and the **Statement of Community Involvement (SCI)**. The Council undertook consultation between July and October 2009 on its Issues & Options 2: Site Options & Policies for the Gypsy & Traveller DPD and undertook consultation on the draft SCI between October and December 2009. It is anticipated that the SCI will still be adopted in February 2010, as the Planning Act 2008 enacted through the Town & Country Planning (Local Development) (England) Regulations 2004 (as amended) no longer requires the SCI to be subject to public examination and therefore it has been possible to compress the production timetable. The 2010-2013 Local Development Scheme will include the revised programme for the preparation of the Gypsy & Traveller DPD.
- 3.7. The **Core Strategy First Review** has been delayed primarily by the late adoption of the East of England Plan (May 2008) but also by delayed progress on the Review of

the East of England Plan. The 2010-2013 Local Development Scheme will re-programme the preparation of this document.

3.8. The delayed adoption of the 'parent' document has also resulted in slow progress being made on the **Papworth West Central Development Brief SPD** and no start being made on the **Fen Drayton Land Settlement Association SPD**.

3.9. Although behind the milestones set out in the adopted LDS due to insufficient staff resources (time and people), the Council has now adopted the following SPDs that were listed in the July 2007 LDS:

- Open Space in New Developments SPD (January 2009);
- Public Art SPD (January 2009);
- Development Affecting Conservation Areas SPD (January 2009);
- Listed Buildings SPD (July 2009); and
- Biodiversity SPD (July 2009).

The Council also adopted in January 2009, the Trees & Development Sites SPD which was not listed in the July 2007 LDS.

3.10. The Council has also made a start in preparing the **Affordable Housing SPD**, the **Landscape in New Developments SPD** (which is not listed in the July 2007 LDS) and the revised **Design Guide**. Public consultation on each of these SPDs was undertaken in October – December 2009. The Council is also working with the other district Councils in Cambridgeshire and Cambridgeshire Horizons to produce the required evidence base necessary to inform the production of the **Planning Obligations SPD**.

Figure 3.1: Progress against the LDS milestones

	Milestone achieved on time or early		Milestone achieved within 3-6 months		Milestone not achieved within 6 months
	Anticipated that milestone will be achieved on time or early		Anticipated that milestone will be achieved within 3-6 months		Anticipated that milestone will slip beyond 6 months

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
Statement of Community Involvement (SCI)	Issues & Options consultation	January – February 2008	<i>The Regulations relating to the preparation of the SCI have changed – the only requirement is that consultation is undertaken on a draft SCI. Consultation was undertaken in October – December 2009. It is anticipated that the SCI will be adopted in February 2010.</i>	
	Preferred Options consultation	April – May 2008		
	Submission to Secretary of State	January 2009		
	Examination	September 2009		
	Adoption	February 2010		
Core Strategy First Review	Issues & Options consultation	January – February 2008	<i>The 2010-2013 Local Development Scheme will re-programme the preparation of this document.</i>	
	Preferred Options consultation	June – July 2008		
	Submission to Secretary of State	January 2009		
	Examination	September 2009		
	Adoption	April 2010		

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
Development Control Policies DPD	Examination	October 2006	<b>Achieved:</b> October 2006 – January 2007	☺
	Adoption	July 2007	<b>Achieved:</b> July 2007	☺
Site Specific Policies DPD	Examination	November 2007 – January 2008	<b>Achieved:</b> November 2007 – January 2008, March & May 2008, May & July 2009	☺
	Adoption	June 2008	<b>Expected:</b> January 2010	☹
Northstowe AAP	Examination	December 2006 – January 2007	<b>Achieved:</b> December 2006 – January 2007	☺
	Adoption	July 2007	<b>Achieved:</b> July 2007	☺
Cambridge East AAP	Examination	July 2007	<b>Achieved:</b> July 2007	☺
	Adoption	January 2008	<b>Achieved:</b> February 2008	☹
Cambridge Southern Fringe AAP	Examination	June 2007	<b>Achieved:</b> June 2007	☺
	Adoption	December 2007	<b>Achieved:</b> February 2008	☹

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
North West Cambridge AAP	Preferred Options consultation	October – December 2007	<b>Achieved:</b> October – December 2007	☺
	Submission to Secretary of State	June 2008	<b>Achieved:</b> May 2008	☺
	Examination	December 2008	<b>Achieved:</b> November – December 2008, June 2009	☺
	Adoption	July 2009	<b>Achieved:</b> October 2009	☹
Gypsy & Traveller DPD	Issues & Options 2 consultation	September – October 2007	<b>Achieved:</b> July – October 2009	☹
	Preferred Options consultation	May – June 2008	<i>The Regulations relating to the preparation of a DPD were amended in 2008 – there is no longer a requirement to undertake this stage of consultation.</i>	
	Submission to Secretary of State	November – December 2008	<b>Expected:</b> December 2010 (following consultation on the draft submission)	
	Examination	June – July 2009	<b>Expected:</b> June – July 2011	
	Adoption	January – March 2010	<b>Expected:</b> January 2012	
Planning Obligations SPD	Public consultation	February – March 2008	<b>Expected:</b> September – October 2010	☹
	Adoption	July 2008	<b>Expected:</b> January 2011	☹

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
Fen Drayton Land Settlement Association SPD	Public consultation	November – December 2008	<i>Awaiting the adoption of the Site Specific Policies DPD.</i>	
	Adoption	March 2009		
Affordable Housing SPD	Public consultation	February – March 2008	<b>Achieved:</b> October – December 2009	
	Adoption	July 2008	<b>Expected:</b> March 2010	
Design Guide SPD	Public consultation	January – February 2008	<b>Achieved:</b> October – December 2009	
	Adoption	June 2008	<b>Expected:</b> March 2010	
Open Space in New Developments SPD <i>[previously titled Recreation &amp; Community SPD]</i>	Public consultation	February – March 2008	<b>Achieved:</b> June – July 2008	
	Adoption	July 2008	<b>Achieved:</b> January 2009	
Public Art SPD	Public consultation	February – March 2008	<b>Achieved:</b> June – July 2008	
	Adoption	July 2008	<b>Achieved:</b> January 2009	
Papworth West Central Development Brief SPD	Public consultation	September 2008	<i>Awaiting the adoption of the Site Specific Policies DPD.</i>	
	Adoption	January 2009		

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
Sustainable Communities SPD	Public consultation	February – March 2009	<i>To be combined with the Design Guide, a separate SPD will no longer be prepared.</i>	
	Adoption	July 2009		
Development Affecting Conservation Areas SPD	Public consultation	January – February 2008	<b>Achieved:</b> June – July 2008	☺
	Adoption	July 2008	<b>Achieved:</b> January 2009	☺
Works on Listed Buildings SPD	Public consultation	September 2007	<b>Achieved:</b> February – March 2009	☹
	Adoption	December 2007	<b>Achieved:</b> July 2009	☹
Church Extensions SPD	Public consultation	September 2007	<i>This is now part of the Listed Buildings SPD.</i>	
	Adoption	December 2007		
Biodiversity SPD	Public consultation	September 2007	<b>Achieved:</b> February – March 2009	☹
	Adoption	December 2007	<b>Achieved:</b> July 2009	☹



## 4. Local Development Framework Policy Performance

### Adopted Planning Policies

- 4.1. The adopted planning policies for the period covered by this Annual Monitoring Report (AMR) (1 April 2008 to 31 March 2009) are those contained in the:
- Local Plan 2004 – only the 39 policies saved at September 2007;
  - Core Strategy DPD – adopted in January 2007;
  - Development Control Policies DPD – adopted in July 2007;
  - Northstowe AAP – adopted in July 2007;
  - Cambridge East AAP – adopted in February 2008; and
  - Cambridge Southern Fringe AAP – adopted in February 2008.

### Contextual Indicators, Core & Local Output Indicators and Significant Effect Indicators

- 4.2. The AMR measures various indicators to assess performance of the individual planning policies but also to provide a general portrait of the social, economic and environmental conditions in the district and the wider affects of the LDF on the district. The different indicators used in this AMR can be grouped into three categories: contextual indicators, output indicators and significant effect indicators.
- 4.3. **Contextual indicators** are those that together provide a general portrait of the social, economic and environmental conditions in the district against which planning policies operate. The data for these indicators is also used for the significant effect indicators and therefore to avoid repetition, the contextual indicators are summarised and the significant effect indicator reference is included as a signpost for the data.
- 4.4. **Output indicators** include both core output indicators and local output indicators, and provide detailed analysis on how the Council's adopted planning policies have performed. Core output indicators are set by central government. The latest list of core output indicators is included in the Government publication '**Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 02/2008**' (published in July 2008). The Council sets local output indicators. Each adopted DPD or AAP includes a list of local output indicators relevant to that plan. The Council's monitoring indicators were informed by the Government publication '**Local development Framework Core Output Indicators – Update 1/2005**' (published in October 2005), which has now been superseded. The Council has therefore changed some of the 'old' core output indicators to local output indicators, as these indicators are important in monitoring adopted planning policies and informing future planning policies. Appendix 1 provides a list of all core and local output indicators with both their 'old' and 'new' reference numbers.

- 4.5. The list of local output indicators includes a number of indicators related to the adopted AAPs; these indicators are listed in appendix 1. However, until planning permissions are approved for these areas, it is not possible to include data on these indicators in the AMR.
- 4.6. **Significant effect indicators** are those indicators based on the objectives set out in the Council's Sustainability Appraisal reports, and look at the wider effects of the LDF on the district. A number of the Council's significant effect indicators rely on data collected through the Quality of Life Survey, which was carried out by Cambridgeshire County Council in 2003 and 2006 to assess the general quality of life of residents in county. The Quality of Life Survey has now been superseded by the Place Survey, which was introduced by the Government to monitor residents' perceptions of their local area and the local services they receive. The Place Survey was undertaken in 2008, and provides the data for 18 National Indicators. To allow the continued monitoring of the Council's Sustainability Appraisal objectives, a suitable replacement indicator from the Place Survey has been included in this Annual Monitoring Report.

## a. Contextual Indicators

### South Cambridgeshire & the Cambridge Sub Region

- 4.7. South Cambridgeshire is located centrally in the East of England region and is a large rural district that entirely surrounds the City of Cambridge. The district comprises of over 100 villages and is surrounded by a ring of market towns just beyond its borders.
- 4.8. Together, the City of Cambridge, South Cambridgeshire and the ring of market towns form the Cambridge Sub-Region, which is a notional area used to measure the impact of the City of Cambridge on its surroundings. The Cambridge Sub-Region has a thriving economy and is therefore subject to great pressure for development, especially for new housing, to provide a better balance between jobs and homes.

### Economic Activity and Affordability

- 4.9. South Cambridgeshire currently has its highest unemployment rate since 2003. The district also has a consistently high level of economically active people; in the last monitoring year this amounted to 86.8% of its working age population. The district has seen a general increase in the number of VAT registered firms since 2000, and therefore there has been a general increase in the business stock; however the district has a small imbalance of jobs and workers. The service industry employs the largest proportion of workers in the district. [**Indicators SE36, SE43, SE44, SE45 and SE46**]
- 4.10. Median gross household income in South Cambridgeshire is higher than the Cambridgeshire average, however there are still problems of affordability in the district as median house prices are currently 7.9 times median earnings. In the last monitoring year, 274 new affordable dwellings were completed; this amounts to 39% of all new dwellings completed. [**Indicators SE31, SE32, SE33 and CO-H5**]

### Energy Consumption and Renewable Energy

- 4.11. Within South Cambridgeshire consumption of gas, electricity and water has fallen over the last few years, while the generating potential of renewable energy has increased. This would suggest that the district's residents and businesses are slowly improving their sustainability and limiting their contribution towards climate change. [**Indicators SE3, SE4, SE5 and SE15**]

### Education, Health and Quality of Life

- 4.12. Schools within the district are performing well, achieving results above those for Cambridgeshire and the East of England at Key Stage 2, GCSEs and A-Levels. [**Indicators SE38, SE39 and SE40**]

- 4.13. The district scores well on the Indices of Multiple Deprivation, and between 2000 and 2007 the district improved its position nationally. Only 13% of residents in the district have a limiting long-term illness (this is lower than the national average) and residents in the district have a longer life expectancy than the national average. **[Indicators SE22, SE23 and SE30]**
- 4.14. South Cambridgeshire has low crime rate compared to the county average and in general residents feel that the district is safe after dark and that their local area is harmonious. **[Indicators SE24, SE25 and SE29]**

### **Biodiversity**

- 4.15. Over 90% of the district's Sites of Special Scientific Interest (SSSIs) are in 'favourable' or 'unfavourable recovering' position, and the area of land that they cover has remained constant over the last six years. There have also been no losses or additions to Local Nature Reserves in the district over the last five years. **[Indicators SE6, SE7 and SE8]**

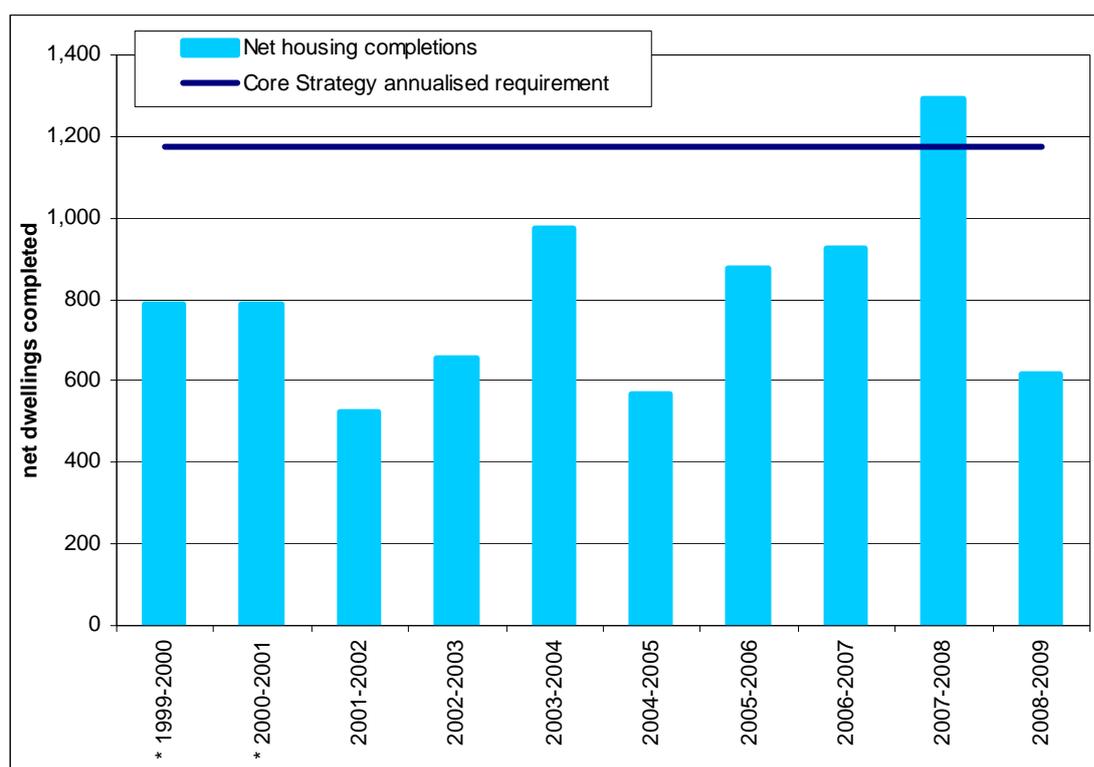
## b. Output Indicators

### Housing Completions

4.16. The Council's **Core Strategy DPD** requires in **Policy ST/2** that the Council will make provision for 20,000 new homes in the district during the period 1999 to 2016. The development strategy focuses a large proportion of these new homes on the edge of Cambridge and at the new town of Northstowe, with relatively few new homes in villages, particularly the smaller villages, once existing commitments have been built.

	Adopted	Period of Plan	Housing Provision Required	Annualised Requirement
<b>Core Strategy DPD</b>	January 2007	1 July 1999 – 31 March 2016	20,000 dwellings	1,176 dwellings

Figure 4.1: Net additional dwellings completed (*Indicator CO-H2a and Indicator CO-H2b*)



\* For the period 1999-2001, data is only available for a two-year period; this figure has been split evenly across the two years on the graph.

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
1,576	523	655	976	570	877	924	1,291	615

Source: Research & Monitoring – Cambridgeshire County Council

- 4.17. The housing trajectory included in the **Annual Monitoring Report 2007-2008** predicted that 625 net additional dwellings would be completed in 2008-2009. The annual development survey carried out in April / May 2008 recorded 615 net additional dwellings completed between 1 April 2008 and 31 March 2009 (see figure 4.1); this is an under performance of only 10 dwellings. The fall in predicted completions and actual completions is a direct result of the change in global market conditions.
- 4.18. Since the start of the plan period, 8,007 net additional dwellings have been completed in the district; this is an under performance of 3,753 dwellings compared to the cumulative annualised strategic requirement (11,760 net additional dwellings) (see figure 4.3, below). However, it was recognised in **Regional Planning Guidance 6**, which originally set the current development strategy for the Cambridge Sub-Region, that there would be a shortfall in the annualised completion rate until the later part of the plan period when the major developments come forward. This is because the implications of the Cambridge Sub Region strategy for South Cambridgeshire are: a relatively small number of large developments, focused on the edge of Cambridge and the new town of Northstowe; and a relatively low level of development in the villages. This strategy aims to provide a sustainable form of development with high quality services and facilities accessible both locally and by high quality public transport. There is longer lead in time for major developments and it was accepted by the Planning Inspectors holding the Core Strategy examination that there would be higher build rates towards the latter part of the plan period to make up for a lower rate of development in the early years. The Development Plan Documents (DPDs) that provide for the major developments are all now adopted, but the recession has hit at a key time in the process of delivering the development strategy and the major sites have still to come forward.

*Figure 4.3: Cumulative net additional dwellings completed compared to the cumulative annualised requirement*

	1999-2001	1999-2002	1999-2003	1999-2004	1999-2005	1999-2006	1999-2007	1999-2008	1999-2009
<b>Cumulative net housing completions</b>	1,576	2,099	2,754	3,730	4,300	5,177	6,101	7,392	8,007
<b>Cumulative annualised requirement</b>	2,352	3,528	4,704	5,880	7,056	8,232	9,408	10,584	11,760
<b>Shortfall / surplus</b>	-776	-1,429	-1,950	-2,150	-2,756	-3,055	-3,307	-3,192	-3,753

## The Housing Trajectory

4.19. The Council's **Core Strategy** requires in **Policy ST/2** that the Council will make provision for 20,000 new homes in the district during the period 1999 to 2016. The Council is also required by **Policy H1** of the **East of England Plan** (the Regional Spatial Strategy for the East of England) to provide 23,500 dwellings in South Cambridgeshire during the period 2001 to 2021. These two requirements are summarised in figure 4.4.

Figure 4.4: Plan periods and housing targets (**Indicator CO-H1**)

	Adopted / Published	Period of Plan	Housing Provision Required	Annualised Requirement
<b>Core Strategy DPD</b>	January 2007	1 July 1999 – 31 March 2016	20,000 dwellings	1,176 dwellings
<b>East of England Plan</b>	May 2008	1 April 2001 – 31 March 2021	23,500 dwellings	1,175 dwellings

4.20. The housing trajectory (figure 4.5, below) is required to show progress towards both of these requirements, but the government has also required through **indicator CO-H2c** that the housing trajectory included in the AMR covers at least a 15 year period or up to the end of the plan period, whichever is longer. The Council has therefore produced a housing trajectory that covers the period from 1999 to 2024 to accommodate all of these requirements. The requirement for the period 2001 to 2024 has been calculated based on 3 years at an average annual rate of 1,330 (consistent with the approach set out in **East of England Plan Policy H1**); this results in a required provision of 27,490 dwellings for this period.

4.21. The housing trajectory has been produced in consultation with the various developers, landowners and agents responsible for the sites included the housing trajectory. A questionnaire was completed with details on whether the site was deliverable, available and achievable (these are the tests set out in **PPS3: Housing**), and also information on any constraints and the expected delivery timetable. The questionnaire was completed for all:

- 'saved' housing allocations from the Local Plan 2004;
- housing allocations included in the adopted Area Action Plans;
- housing allocations to be included in the adopted **Site Specific Policies DPD** (the DPD is due to be adopted in January 2010) consistent with the binding recommendations set out in the Inspectors Report; and
- all 'estate sized' (9 or more dwellings) planning permissions for housing that are unimplemented or under construction,

An assessment of each site reviewed is included in appendix 2.

4.22. Following the initial **Site Specific Policies DPD** examination hearings, the Inspectors announced that primarily as a result of changing circumstances they had found a housing shortfall in the dwelling capacity of land allocated in the district; this conclusion took account of the land allocated in the various adopted DPDs and the submission draft **Site Specific Policies DPD**. Following the Inspectors' request, the

Council assessed additional site options to make up the housing shortfall, carried out a six-week period of public consultation in October – December 2008, and recommended its preferred sites to the Inspectors (March 2009). The Inspectors then considered each of the Council's preferred sites at a series of hearings in May and July 2009, including the contribution from the **North West Cambridge AAP** (also at examination), before issuing their binding Inspectors' Report in September 2009. The housing trajectory therefore includes the additional allocations included in the Inspectors' Report to make up the housing shortfall. The **Site Specific Policies DPD** is due to be formally adopted in January 2010. The housing trajectory also includes predicted completions on the **North West Cambridge AAP** site, as the AAP was adopted in October 2009.

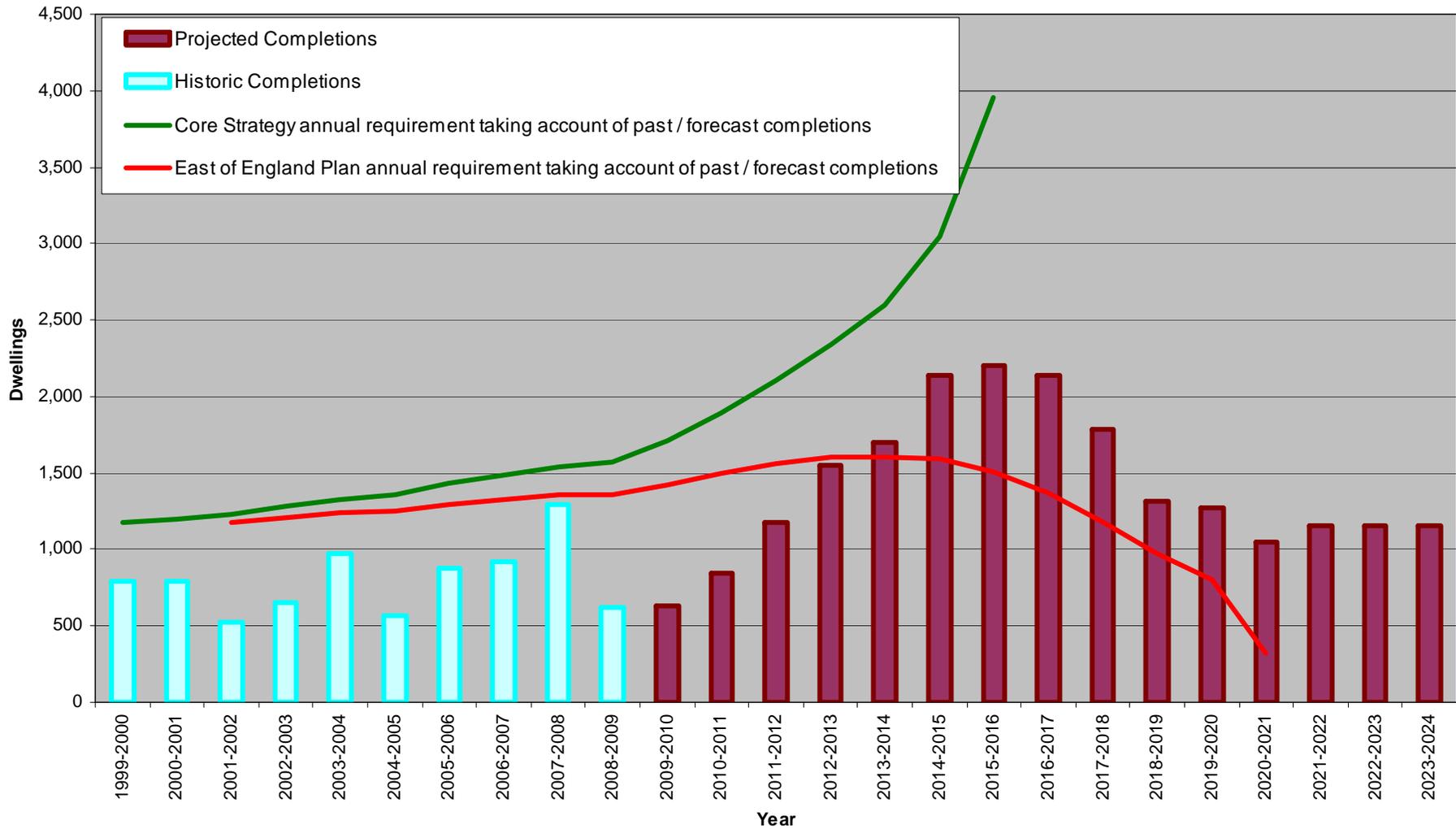
- 4.23. The published trajectory shows the current anticipated delivery in the district based on information collected in October and November 2009. The housing trajectory can only ever show a 'snapshot' view of anticipated future delivery. However, the current condition of the housing market means that it is particularly difficult at the moment for the development industry to predict delivery with certainty.
- 4.24. The housing trajectory shows that 18,252 dwellings are planned to be delivered between 1999 and 2016; this is 8.7% (1,748 dwellings) below the target set out in **Core Strategy Policy ST/2** (adopted in January 2007). This shortfall is unlikely to be within the limits of additional houses that will be delivered by future 'windfall' sites which the Council can count towards its targets once they have planning permission.
- 4.25. The main reason for the under performance is that the delivery timetables for many sites have been revised since the **Annual Monitoring Report 2007-2008**, to show either a later start date on those that have yet to start or lower annual completions for those that have started, both changes are largely as a result of the current market conditions and the slow recovery from the recession over the next 3-4 years. These changes were foreseen by the Inspectors who examined the soundness of the **Site Specific Policies DPD** (the last DPD to be examined which allocated land for housing development in South Cambridgeshire). Having been advised by objectors at examinations held in May 2009 that prevailing housing market conditions would result in a further slowdown in housing completions, which objectors argued should be made up by additional allocations, the Inspectors concluded: "Given the current economic circumstances, we can see no justification for adding housing sites on the basis that the proposed allocations will produce few dwellings in the near future because of the state of the housing market. This would only provide sites which are in less than optimum locations from the point of view of the Core Strategy sequential hierarchy, which themselves would yield relatively few dwellings until such time as the market recovers."
- 4.26. The housing trajectory shows that 24,231 dwellings are planned to be provided between 2001 and 2021; this is 3.1% (731 dwellings) above the target set out in **East of England Plan Policy H1**. The housing trajectory shows that 27,681 dwellings are planned to be delivered between 2001 and 2024, this is 0.7% (191 dwellings) more than the target calculated (27,490 dwellings).

Figure 4.5: Housing trajectory for South Cambridgeshire (Indicator CO-H2c; Indicator CO-H2d)

		HISTORIC COMPLETIONS * 1										PROJECTED COMPLETIONS													TOTALS							
		1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	1999-2016	2001-2021	2001-2024	2010-2015		
Historic Completions		788	788	523	655	976	570	877	924	1,291	615	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,007	6,431	6,431	0		
Allocations without planning permission	Edge of Cambridge	Cambridge East	-	-	-	-	-	-	-	-	-	0	0	50	150	300	600	650	650	550	300	300	300	500	500	500	1,750	3,850	5,350	1,100		
		Trumpington Meadows (Cambridge Southern Fringe)	* 3	-	-	-	-	-	-	-	-	-	0	50	100	120	120	120	120	0	0	0	0	0	0	0	0	0	0	0	0	0
		North-West Cambridge Area Action Plan area	* 4	-	-	-	-	-	-	-	-	-	0	0	0	0	0	75	150	200	325	325	300	75	0	0	0	225	1,450	1,450	75	
		Land between Huntingdon Road, Histon Road & A14 (NIAB Extra)	* 5	-	-	-	-	-	-	-	-	-	0	0	0	0	0	270	360	360	110	0	0	0	0	0	0	0	0	0	0	0
		Orchard Park (formerly Arbury Park) - 3 additional land parcels	* 5	-	-	-	-	-	-	-	-	-	0	0	122	98	0	0	0	0	0	0	0	0	0	0	0	0	220	220	220	220
	Northstowe	-	-	-	-	-	-	-	-	-	-	0	0	150	400	600	650	650	650	650	650	650	650	650	650	650	2,450	5,700	7,650	1,800		
	Rural Development	Camboorne - extra density	* 5	-	-	-	-	-	-	-	-	0	50	75	75	75	200	200	200	75	0	0	0	0	0	0	0	675	950	950	475	
		Fulbourn & Ida Darwin Hospitals	* 5	-	-	-	-	-	-	-	-	0	0	0	30	50	45	25	25	25	25	25	25	25	0	0	0	150	275	275	125	
		Powell's Garage, Great Shelford	* 5	-	-	-	-	-	-	-	-	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18	18	18	18		
		Papworth West-Central	* 5	-	-	-	-	-	-	-	-	0	0	30	30	27	0	0	0	0	0	0	0	0	0	0	0	87	87	87	87	
Bayer Cropscience		* 5	-	-	-	-	-	-	-	-	0	0	0	85	85	50	50	50	50	10	0	0	0	0	0	0	270	380	380	220		
Rural Allocations in villages without planning permission	-	-	-	-	-	-	-	-	-	-	0	0	30	30	37	0	0	0	0	0	0	0	0	0	0	97	97	97	97			
Existing Permissions	Camboorne	-	-	-	-	-	-	-	-	-	205	142	85	85	85	0	0	0	0	0	0	0	0	0	0	0	602	602	602	397		
	Orchard Park (formerly Arbury Park, Cambridge Northern Fringe West)	-	-	-	-	-	-	-	-	-	57	72	150	65	0	0	0	0	0	0	0	0	0	0	0	0	344	344	344	287		
	Rural Allocations in villages with planning permission	-	-	-	-	-	-	-	-	-	40	133	161	202	220	87	0	0	0	0	0	0	0	0	0	0	843	843	843	803		
	Other Estate-level sites	* 6	-	-	-	-	-	-	-	-	214	266	10	-7	44	40	0	0	0	0	0	0	0	0	0	0	567	567	567	353		
	Small Sites Already Under Construction	* 7	-	-	-	-	-	-	-	-	80	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108	108	108	28		
	Small Sites Not Under Construction	* 8	-	-	-	-	-	-	-	-	30	75	105	60	30	0	0	0	0	0	0	0	0	0	0	0	300	300	300	270		
Planning applications for 3 or more dwellings where decision to grant planning permission, awaiting signing of a s106 agreement		-	-	-	-	-	-	-	-	-	5	32	85	127	30	0	0	0	0	0	0	0	0	0	0	0	279	279	279	274		
Projected Completions Total		-	-	-	-	-	-	-	-	-	631	848	1,171	1,550	1,703	2,137	2,205	2,135	1,785	1,310	1,275	1,050	1,150	1,150	1,150	10,245	17,800	21,250	7,409			
TOTAL: HISTORIC AND PROJECTED COMPLETIONS		788	788	523	655	976	570	877	924	1,291	615	631	848	1,171	1,550	1,703	2,137	2,205	2,135	1,785	1,310	1,275	1,050	1,150	1,150	1,150	18,252	24,231	27,681	7,409		
Housing Requirement as set out in: Core Strategy Policy S172 and East of England Plan Policy H1																											20,000	23,500	27,490			
Core Strategy	Annualised requirement over 17 years	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176															
	Annual requirement taking account of past / forecast completions	1,176	1,201	1,228	1,279	1,327	1,356	1,427	1,482	1,544	1,576	1,713	1,894	2,103	2,336	2,598	3,045	3,953														
East of England Plan	Annualised requirement over 20 years			1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175							
	Annual requirement taking account of past / forecast completions			1,175	1,209	1,240	1,256	1,299	1,327	1,355	1,360	1,422	1,494	1,559	1,602	1,609	1,595	1,505	1,365	1,172	968	797	319									

\* 1 The number of dwellings completed in previous years has been slightly revised from the data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring team to remove any inaccuracies.  
 \* 2 For the period 1999-2001, data is only available for a two year period; this figure has been split evenly across the two years in the table.  
 \* 3 This site was granted outline planning permission on 9 October 2009, however at the end of the monitoring year the site was still an allocation without planning permission.  
 \* 4 The figures included in the trajectory for North West Cambridge are the same as those included in the adopted North West Cambridge Area Action Plan (October 2009).  
 \* 5 These sites will be allocated when the Site Specific Policies DPD is formerly adopted; this is anticipated to be in January 2010. The Inspectors have confirmed that the sites should be allocated in their binding Inspectors Report on the Site Specific Policies DPD, published in September 2009.  
 \* 6 These are 'estate sized' (9 or more dwellings) windfall sites.  
 \* 7 These are 'small' (8 or less dwellings) windfall sites which are already under construction.  
 \* 8 These are 'small' (8 or less dwellings) windfall sites on which no construction has started; these sites have been discounted by 10% to allow for any that may not come forward.

Figure 4.6: Housing trajectory for South Cambridgeshire (Indicator CO-H2c; Indicator CO-H2d)



## The Five Year Land Supply

- 4.27. One of the Government's key housing objectives is to ensure that the planning system delivers a flexible, responsive supply of land. The government through **PPS3: Housing** therefore requires that all Local Planning Authorities identify sufficient specific deliverable sites to deliver the first five years of the housing requirement set out in their development plan. The five-year period is specified in **indicator CO-H2c** as being the five years that start 12 months after the end of the current monitoring year (the period covered by this AMR). For this AMR the five-year period is therefore from 1 April 2010 to 31 March 2015.
- 4.28. For sites to be included in the Council's five year land supply they must be considered deliverable; **PPS3: Housing** states that deliverable sites are those that are:
- **available** – the site is available now;
  - **suitable** – the site offers a suitable location for development now and would contribute towards the creation of mixed, sustainable communities; and
  - **achievable** – there is a reasonable prospect that housing will be delivered on site within five years.
- 4.29. All 'estate sized' (9 or more dwellings) planning permissions for housing that are under construction or unimplemented, Local Plan 2004 'saved' housing allocations, housing allocations included in the adopted Area Action Plans, and housing allocations to be included in the adopted **Site Specific Policies DPD** (due to be adopted in January 2010) as required by the binding Inspectors' Report have all been reviewed by the Council. The developer, landowner or agent for each site completed a questionnaire to provide the Council with details on whether the site was deliverable, available and achievable, and also information on any constraints and the expected delivery timetable. An assessment of each site reviewed is included in appendix 2.
- 4.30. The five year land supply required for this period is calculated using the annualised average requirement for the remainder of the plan period; the latter is calculated by deducting the number of dwellings already completed from the target provision set out in the development plan, and then dividing the remaining number of dwellings needed by the remaining number of years in the plan period. The five year land supply required based on the **Core Strategy Policy ST/2** requirement and the **East of England Plan Policy H1** requirement are 8,565 dwellings and 7,110 dwellings respectively (see figure 4.7 for the calculations).

Figure 4.7: Calculation of the five-year land supply for 2010-2015

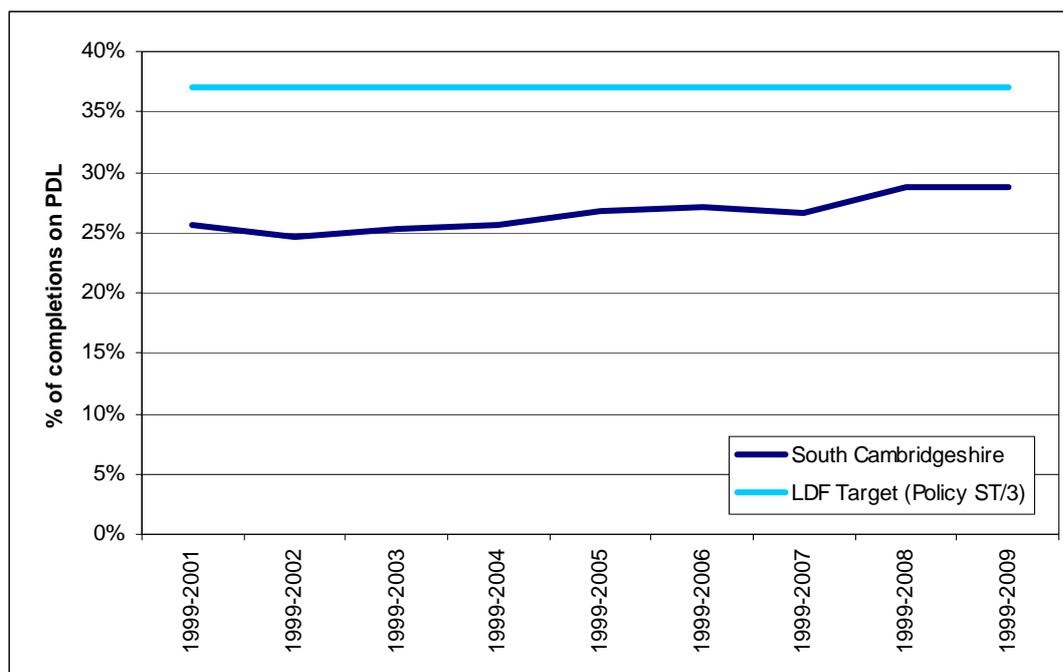
	Housing provision required	Dwellings completed up to 31 March 2009	Number of dwellings left to provide	Number of years of plan left	Annualised average requirement	5 YEAR SUPPLY REQUIREMENT
<b>Core Strategy DPD</b>	20,000 (1999-2016)	8,007	11,993	7	1,713	8,565
<b>East of England Plan</b>	23,500 (2001-2021)	6,431	17,069	12	1,422	7,110

- 4.31. The housing trajectory (figure 4.5, in the previous section) shows that 7,409 dwellings are expected to be provided in the district between 2010 and 2015 on the basis of current planned development. This gives 4.3 years of land supply based on the **Core Strategy Policy ST/2** requirement, or 86.5% of the five year supply. However, based on the more recent **East of England Plan Policy H1** requirement (published in May 2008), this gives 5.2 years of land supply or 104.2% of the five year supply.
- 4.32. The main reason for the under performance is that the delivery timetables for many sites have been revised since the Annual Monitoring Report 2007-2008, to show either a later start date on those that have yet to start or lower annual completions for those that have started, both changes are largely as a result of the current market conditions.
- 4.33. The government requires through *indicator CO-H2c* that the five-year land supply is accompanied by information on the area of land this refers to. The land area associated with the dwellings included in the five-year land supply has been calculated using either: the whole site area of the development if all dwellings are anticipated to be delivered in the period; or a proportion of the site area equivalent to the proportion of dwellings anticipated to be delivered in the period. Having regard to the five-year land supply, the land area is approximately 315.16 ha. This figure is very approximate, as no allowance has been made for non-residential uses on mixed-use sites.

## Housing Completed on Previously Developed Land (PDL)

- 4.34. Making efficient use of land, including through the reuse of previously developed land (PDL), is central to the approach to delivering sustainable communities. **Core Strategy Policy ST/3** requires that between 1999 and 2016 at least 37% of new dwellings should either be located on PDL or utilise existing buildings.

Figure 4.8: Cumulative percentage of dwellings completed on PDL (**Indicator LOA6**)



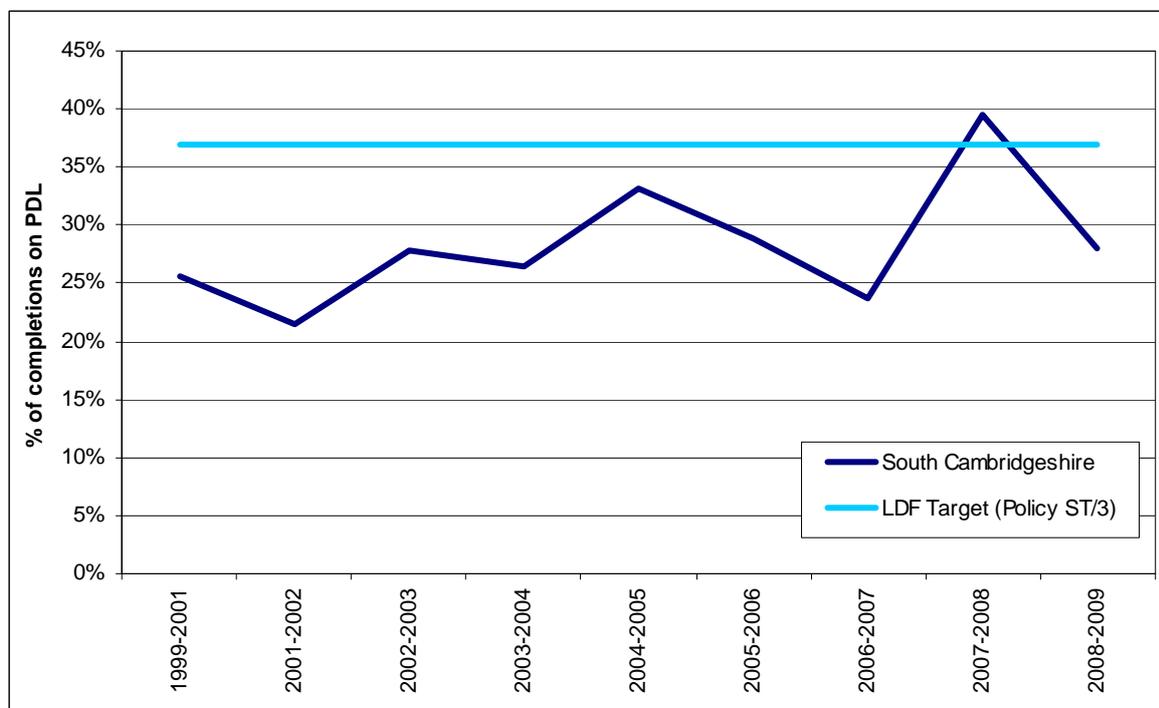
[For data, see figure A.9, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.35. The percentage of dwellings completed on PDL since the start of the plan period is still below the target of at least 37% as required by **Core Strategy Policy ST/3** (see figure 4.8). The consistently high percentage of completions on ‘greenfield’ land is due to the strategy of development set out in historic local plans, which allocated large areas of ‘greenfield’ land on the edges of villages for residential development. Many of these ‘greenfield’ allocations are still in the process of being developed. For example, housing completions at Cambourne and on land west of Longstanton impact on the percentage of completions on PDL, as both developments are being constructed on former agricultural land (‘greenfield’).
- 4.36. Performance against **Core Strategy Policy ST/3** can only fully be judged later in the plan period, when development has taken place at some of the key strategic allocations set out in the Core Strategy. These developments, particularly at Cambridge East and Northstowe, are predicted to come forward later in the plan period, and a significant proportion of these developments involve the re-use of PDL. The phasing of the large developments will also affect the proportion of PDL that is developed in the plan period as some of these developments include both PDL and

'greenfield' land and include phases that will be developed after the end of the plan period, whilst others are predominantly 'greenfield'.

Figure 4.9: Percentage of new and converted dwellings completed on PDL (**Indicator CO-H3**)



[For data, see figure A.3, appendix 3]

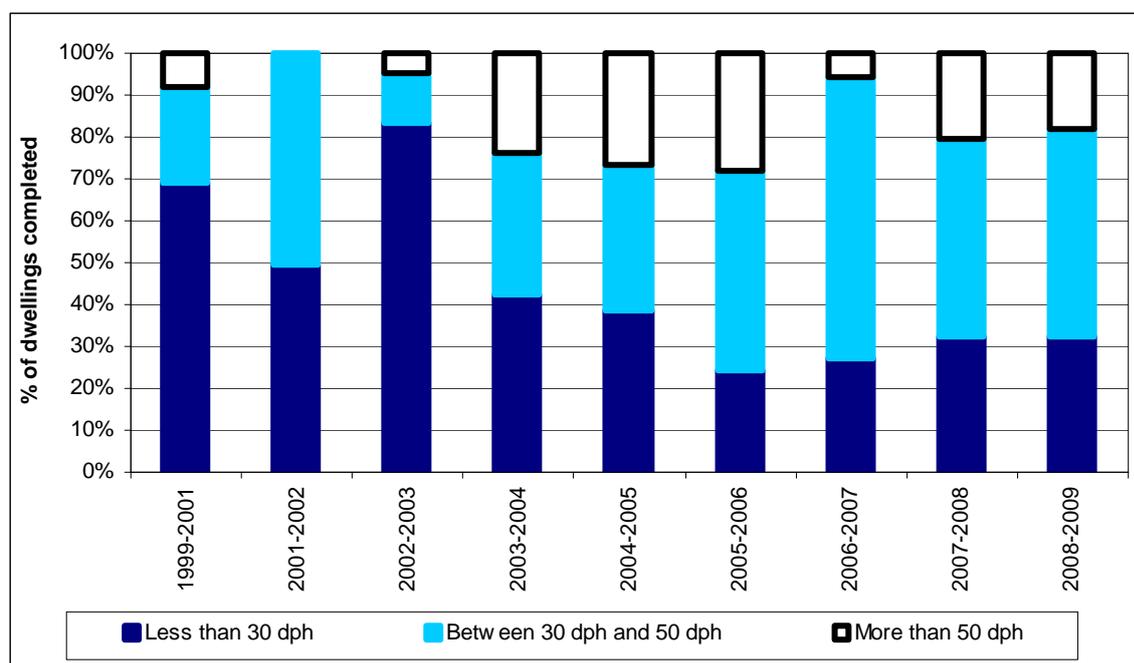
Source: Research & Monitoring – Cambridgeshire County Council

- 4.37. In the last monitoring year, only 28% of dwellings completed were on PDL, this is a significant decrease compared to the previous monitoring year when nearly 40% of dwellings completed were on PDL. However there has been a slight upward trend in the annual percentage of dwellings completed on PDL since the start of the plan period (from 25.5% in 1999-2001 to 28.0% in 2008-2009).
- 4.38. The low percentage of dwellings completed on PDL in the last monitoring year is due to the completion of a significant number of 'greenfield' developments. Completions at Orchard Park (formerly Arbury Park) and Cambourne, both historic 'greenfield' allocations, account for over 60% of the 'greenfield' completions in 2008-2009. Two affordable housing exception sites at Main Street, Hardwick and Gog Magog Way, Stapleford also contributed to the 'greenfield' completions.

## Housing Density

- 4.39. Higher residential densities are required to achieve more sustainable forms of development, to reduce the use of 'greenfield' land and to make the best use of the limited amount of land available for development. **Development Control Policy HG/1** requires that residential developments should achieve average net densities of at least 30 dwellings per hectare (dph), and that in more sustainable locations higher average net densities of at least 40 dph should be achieved.

Figure 4.10: Density of new housing developments on sites of 9 or more dwellings (Indicator LOB2)



[For data, see figure A.11, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.40. In the last monitoring year, 68% of the 'estate sized' (9 or more dwellings) housing developments completed had a net density of over 30 dph (dwellings per hectare). This is a significant improvement on the proportions achieved at the start of the plan period (see figure 4.10). Figure 4.10 also shows that in the last six monitoring years, a small proportion of 'estate sized' housing developments completed have achieved a net density of over 50 dph. Examples of developments achieving over 50 dph are: Cambourne and Orchard Park (formerly Arbury Park).
- 4.41. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the density of new housing developments (previously **indicator 2c**). The Council feels that it is important to continue monitoring this information understand the implementation of its adopted density policy and to inform future planning

policies; this indicator is therefore included as a local output indicator (*indicator LOB2*).

Figure 4.11: Average density of new housing developments on sites of 9 or more dwellings (in dwellings per hectare, dph) (*Indicator LOB3*)

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
27.6	26.4	24.1	34.1	31.3	48.7	33.6	28.5	31.8

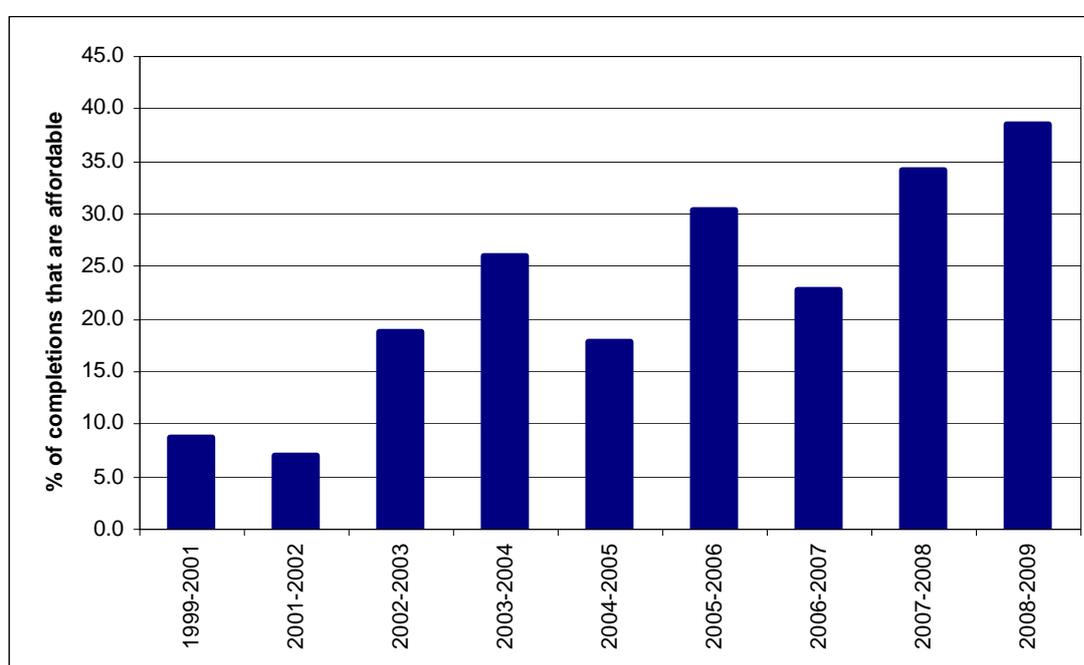
Source: Research & Monitoring – Cambridgeshire County Council

- 4.42. There is no consistent pattern in the average density of new housing developments completed (see figure 4.11). This is because housing developments are only included in the density figures when they are either fully completed or for very large developments when a particular parcel is fully completed. This means that many of the housing developments included in the completions data were actually granted planning permission earlier in the plan period or before the plan period, before the change in national policy to promote higher densities.
- 4.43. It is expected that the average density of new housing developments will increase in future monitoring years as planning permissions on the Cambridge urban fringe sites and at Northstowe are implemented with higher housing densities, and more of the completed housing developments included in the monitoring figures are the result of recent planning permissions granted.

## Affordable Housing

4.44. The availability of housing that is affordable and accessible to those in need in South Cambridgeshire is a major and growing issue. The delivery of affordable housing is also a key national government priority. **Development Control Policy HG/3** seeks 40% or more affordable housing on all planning permissions for two or more dwellings. The Council may also grant planning permission for 100% affordable schemes within or adjoining villages, as an exception to the normal operation of the policies in the plan, if there is identified local housing need (see **Development Control Policy HG/5**).

Figure 4.12: Gross affordable housing completions (*Indicator CO-H5*)



### Number of completions that are affordable

New affordable dwellings from ...	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
planning permissions	142	38	127	271	115	285	238	463	274
acquisitions	unknown	19							

[For data, see figure A.5, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

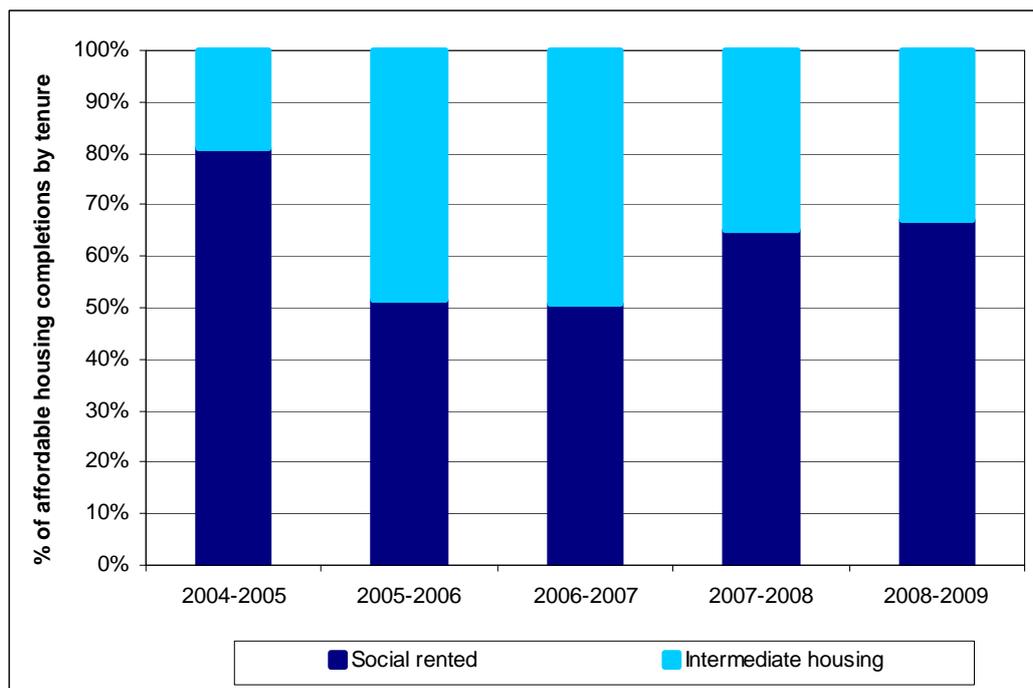
4.45. In the last monitoring year, nearly 39% of new dwellings completed were affordable (274 gross new affordable dwellings out of 710 gross new dwellings). Figure 4.12 shows that although the number of affordable dwellings completed fluctuates

considerably, there has been an increase in the annual percentage of affordable dwellings completed since the start of the plan period. In the last monitoring year, 19 additional affordable dwellings were acquired through the Open Market Homebuy scheme.

- 4.46. The high percentage of affordable dwellings completed in the last monitoring year is a result of:
- 58% of dwellings completed at Orchard Park (formerly Arbury Park) in the monitoring year being affordable houses;
  - 47% of dwellings completed at Cambourne in the monitoring year being affordable houses; and
  - the completion of 60 affordable dwellings on three exception sites in Barrington, Hardwick and Stapleford.

4.47. In the last monitoring year, 52 affordable dwellings were demolished; however all have been demolished as part of redevelopment schemes and therefore will be replaced in future monitoring years.

Figure 4.13: Affordable housing completions by tenure (**Indicator LOA2**)



[For data, see figure A.7, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

4.48. **Development Control Policy HG/3** does not include a target for the mix of housing tenures of affordable housing within a development; instead it requires the mix to be determined by local circumstances at the time of the planning permission. This is a change from the **Local Plan** where the supporting text for **Policy HG/7** gave a suggested contribution for each tenure. This reflects the view of the examination

Inspectors that it would be more appropriate to consider targets for affordable housing mix in a Supplementary Planning Document (SPD). The Council is in the process of preparing an **Affordable Housing SPD** which it is anticipated will include an indicative target. It is important to continue to monitor the mix of affordable housing to understand how well the affordable housing policy is addressing identified housing needs.

- 4.49. Figure 4.13 shows that in the last five monitoring years social rented affordable housing has been the majority tenure of affordable dwellings completed. There is significant level of need for social rented housing in the district and therefore it is important to add to the supply in order to address that demand. It is also important to provide new affordable dwellings for key workers and others who cannot afford a home on the open market through new intermediate housing such as shared ownership. Intermediate tenure options can also be satisfied through alternative forms of affordable housing provision, such as equity loans that can be used to purchase any dwelling (identified as acquisitions in figure 4.12).

Figure 4.14: Affordable housing completions on rural exception sites (**Indicator LOA3**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>Number of affordable dwellings built on rural exception sites</b>	36 (1 site)	6 (1 site)	85 (5 sites)	78 (5 sites)	60 (3 sites)
<b>% of district affordable housing total</b>	31%	2%	36%	17%	22%

Source: Affordable Homes – South Cambridgeshire District Council; Research & Monitoring – Cambridgeshire County Council

- 4.50. Affordable housing exception sites provided 60 new affordable dwellings in the last monitoring year; these sites provided affordable dwellings on the edge of Barrington, Hardwick and Stapleford to meet identified local need.

Figure 4.15: Affordable housing completions as a percentage of all housing completions on sites of 2 or more dwellings (**Indicator LOA7**)

	2006-2007	2007-2008	2008-2009
<b>Affordable housing completions on sites of 2 or more dwellings</b>	238	463	273
<b>Housing completions on sites of 2 or more dwellings</b>	938	1,188	600
<b>%</b>	<b>25%</b>	<b>39%</b>	<b>46%</b>

NOTE: as there is a time lag between planning permission being granted and the planning permission being implemented and completed, the data shown in figure 4.15 includes some planning permissions that were granted under previous adopted planning policies.

Source: Research & Monitoring – Cambridgeshire County Council

- 4.51. The threshold of two or more dwellings and the target of 40% or more affordable housing in **Development Control Policy HG/3** is a significant change from that sought by **Local Plan Policy HG/7**. *Indicator LOA7* has been created to monitor the relationship between the new affordable housing policy and the output achieved when the planning permissions are implemented.

- 4.52. In the last monitoring year, 46% of housing completions on sites of 2 or more dwellings were affordable. Although the percentage is slightly above the target, the data is affected by:
- the completion of 3 rural exception sites providing 60 affordable dwellings;
  - 58% of dwellings completed at Orchard Park (formerly Arbury Park) in the monitoring year being affordable houses; and
  - 47% of dwellings completed at Cambourne in the monitoring year being affordable houses.

*Figure 4.16: Affordable dwellings permitted as a percentage of all dwellings permitted (Indicator LOA8)*

	2008-2009
Affordable houses permitted on sites of 2 or more dwellings	185
Houses permitted on sites of 2 or more dwellings	466
%	40%

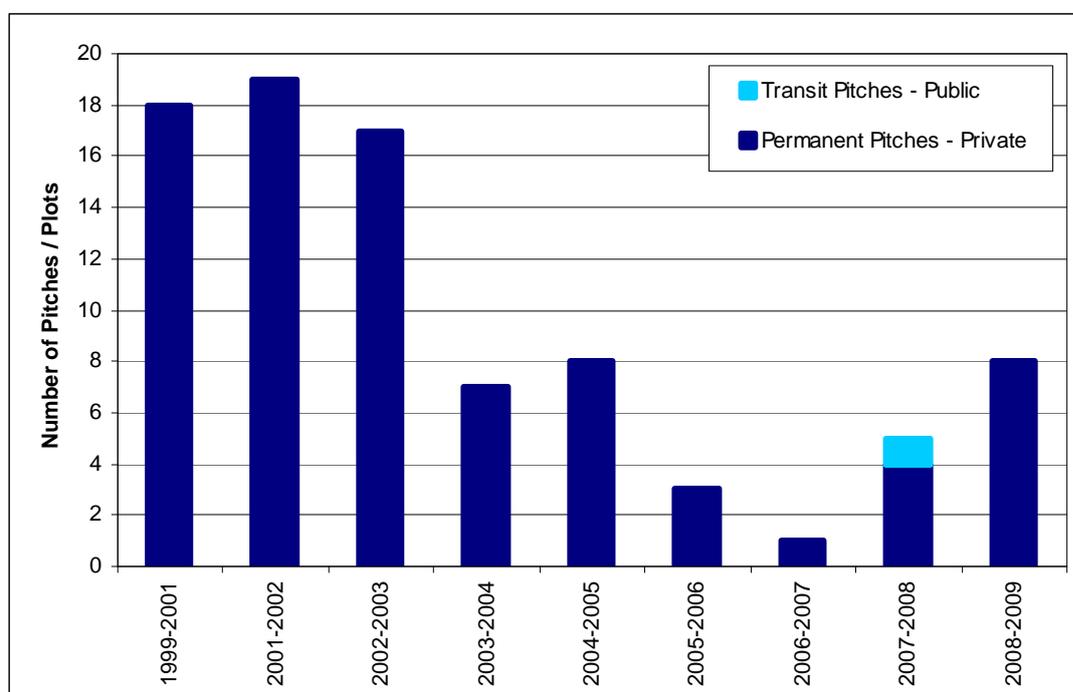
Source: Research & Monitoring – Cambridgeshire County Council

- 4.53. Affordable housing is one of the Council's key corporate priorities and therefore, in addition to monitoring affordable housing completions, a local performance indicator has been developed to monitor the proportion of affordable dwellings granted planning permission through the implementation of **Development Control Policy HG/3** on a quarterly basis. This indicator is reproduced in the Annual Monitoring Report as **Indicator LOA8**. Since the **Annual Monitoring Report 2007-2008**; the indicator has been refined to specifically relate to planning permissions that meet the requirements of **Development Control Policy HG/3** and an agreement with the Research & Monitoring team at Cambridgeshire County Council has been established for the provision of the required data in an automated report on a quarterly basis. As a result of these changes, only data for 2008-2009 is available.
- 4.54. Figure 4.16 shows that in the last monitoring year 40% of dwellings permitted on sites of 2 or more dwellings were affordable. In the last monitoring year 87 net additional affordable dwellings were permitted on 100% affordable developments and 71 net additional affordable dwellings were permitted at Cambourne and Orchard Park (formerly Arbury Park) on 100% affordable parcels.

## Gypsy & Traveller Sites

4.55. Local authorities are required to make provision for Gypsy & Traveller pitches within their local authority, and the requirements for each local authority are set out in the **East of England Plan Policy H3** (published in July 2009). Nationally there is a shortage of sites available for Gypsy & Traveller families to use; this is especially intense in the East of England, which has the highest level of unauthorised caravans. The Council does not currently have an adopted Gypsy & Traveller policy, as the Council was unable to 'save' **Local Plan Policy HG/23** as of September 2007 under the provisions of the Planning and Compulsory Purchase Act 2004 and the Council is still in the process of preparing the **Gypsy & Traveller DPD** (see chapter 3).

Figure 4.17: Gypsy & Traveller pitches completed (*Indicator CO-H4*)



**At 31 March 2009:**

- a further 72 Gypsy & Traveller pitches had temporary planning permission (time limited), of which 52 pitches were granted in the last monitoring year; and
- a further 26 Gypsy & Traveller pitches with permanent planning permission had not been implemented.

[For data, see figure A.4, appendix 3]

Source: Planning & Sustainable Communities – South Cambridgeshire District Council; Research & Monitoring – Cambridgeshire County Council

4.56. Between 1999 and 2009, 86 Gypsy & Traveller pitches were delivered in South Cambridgeshire through planning permissions granted by the Council and planning appeals allowed against the Council. During 2007-2008, one transit pitch for Gypsies and Travellers was delivered at Willingham; this pitch is an emergency stopping

place and re-uses part of a former Cambridgeshire County Council owned site. Between 1 January 2006 and 31 March 2009, 13 Gypsy & Traveller pitches were delivered; this goes towards the provision of 69 Gypsy & Traveller pitches required between January 2006 and January 2011 as set out in the **East of England Plan Policy H3** (published in July 2009).

- 4.57. At the end of the monitoring year (as at 31 March 2009), 72 Gypsy & Traveller pitches had temporary (time limited) planning permission, of which 52 pitches were granted in the last monitoring year. Government guidance allows Councils to grant temporary planning permission for Gypsy & Traveller pitches when it is known that circumstances in the district will change, such as through the production of a **Gypsy & Traveller DPD**. The Council's **Gypsy & Traveller DPD** will allocate sites to meet the requirements of the **East of England Plan Policy H3** (published in July 2009).

Figure 4.18: Number of caravans on unauthorised Gypsy & Traveller sites (**Indicator LOA4**)

	Number of Caravans			
	July 2007	January 2008	July 2008	January 2009
Unauthorised private sites with no planning permission	79	75	34	29
Sites with temporary planning permission	72	83	139	122
Unauthorised tolerated sites	2	8	3	1
Illegal encampments	2	2	3	0

Source: South Cambridgeshire District Council Caravan Counts

- 4.58. South Cambridgeshire has a falling number of Gypsy & Traveller caravans on unauthorised private sites; however there are still a significant number of caravans on sites with temporary planning permission (see figure 4.18). Once the **Gypsy & Traveller DPD** has been adopted, it is anticipated that the number of unauthorised private sites and number of sites with temporary planning permission will decrease, as alternative sites will have been allocated to meet the need.
- 4.59. As a result of the Regional Spatial Strategy – Gypsy & Traveller Single Issue Review, a new policy has been added to the East of England Plan relating to the provision of accommodation for Travelling Showpeople. **East of England Plan Policy H4** (published in July 2009) requires Cambridgeshire & Peterborough to collectively provide 18 plots for Travelling Showpeople between January 2006 and January 2011. South Cambridgeshire has 21 existing Travelling Showpeople plots.

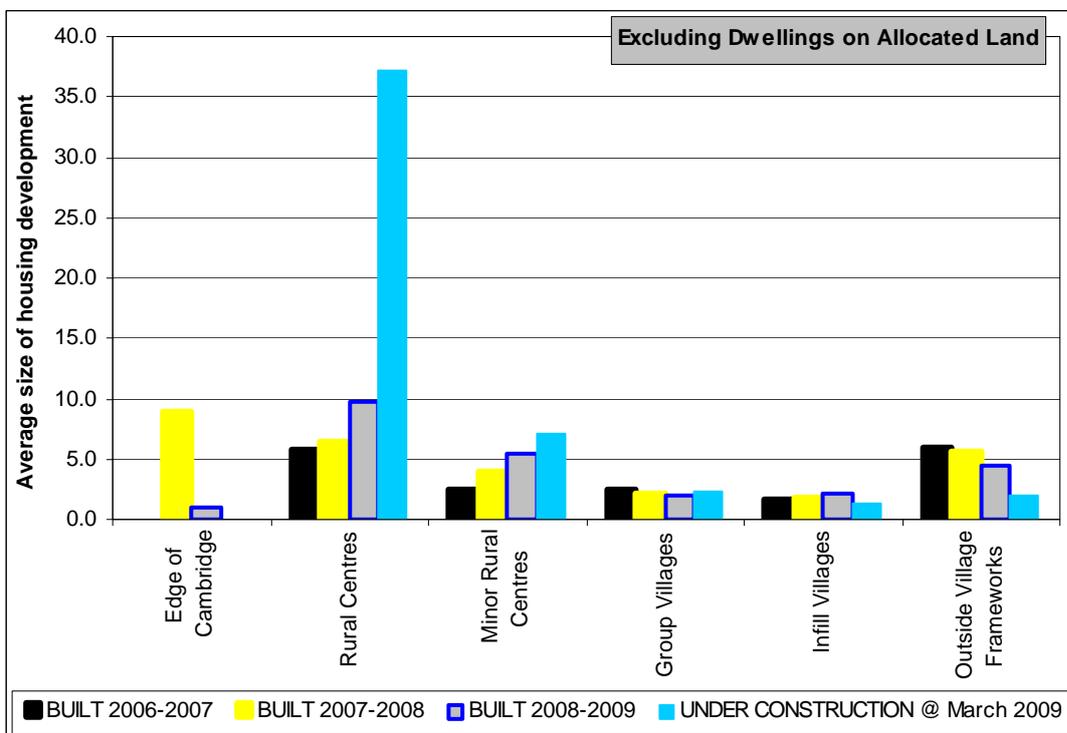
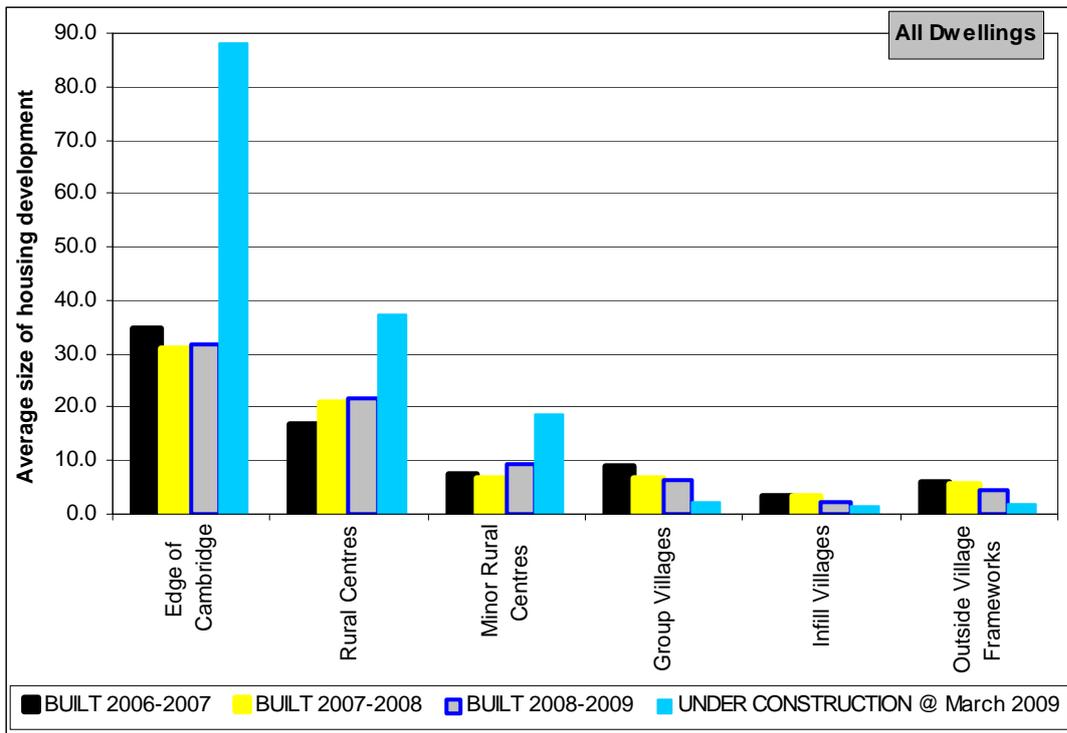
## Housing Development by Settlement Category

- 4.60. As a major part of the Cambridge Sub-Region, the pressures for housing development in South Cambridgeshire are strong and must be carefully managed to ensure that the qualities and characteristics of the area are not damaged. **Core Strategy Objective ST/e** therefore requires the Council to protect the varied character of its settlements by ensuring that the scale and location of development in each settlement is in keeping with its size, character and function.
- 4.61. Each of South Cambridgeshire's settlements are categorised by their sustainability into Rural Centres, Minor Rural Centres, Group Villages and Infill Villages. **Core Strategy Policy ST/2** sets out a sequential approach to development in the district based on the categorisation of the settlement; development will be concentrated on the edge of Cambridge and at the new town of Northstowe, and then within the rural areas development will be concentrated firstly on Rural Centres and then the other settlements in order of sustainability. Based on their categorisation, indicative maximum residential development scheme sizes are set out in **Core Strategy Policies ST/4, ST/5, ST/6 and ST/7**:

	Individual scheme size limit
ST/4: Rural Centres	No limit.
ST/5: Minor Rural Centres	Up to 30 dwellings.
ST/6: Group Villages	Up to 8 dwellings, however development may exceptionally consist of up to about 15 dwellings where this would make best use of a single brownfield site.
ST/7: Infill Villages	Up to 2 dwellings, except in very exceptional circumstances when up to 8 dwellings may be permitted if this would lead to the sustainable recycling of a brownfield site that will bring a positive overall benefit to the village.

- 4.62. The review of the district undertaken while preparing the Local Development Framework, resulted in the re-classification of villages into different settlement categories, therefore it is not reasonable to compare data for monitoring years before the adoption of the **Core Strategy** (January 2007) as different policies were adopted at that time. NOTE: as there is a time lag between planning permission being granted and the planning permission being implemented and completed, the data shown in figures 4.19, 4.20 and 4.21 include some planning permissions granted under previous adopted planning policies.

Figure 4.19: Average size of housing developments (in dwellings) split by settlement category (*Indicator LOE1i*)



[For data, see figure A.12, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.63. The data in figure 4.19 is calculated by dividing the total number of new dwellings expected on each planning permission (once complete) by the number of different planning permissions. This gives an indication of the average size of development coming forward in each settlement category. Figure 4.19 shows that housing developments on allocated land tend to be larger than windfall housing developments, as the average size when allocated land is included is generally higher in all settlement categories.
- 4.64. Figure 4.19 also shows there has been a general decrease in the average size of housing developments completed in the last three monitoring years in the lower settlement categories of Group Villages and Infill Villages, and also in the average size of developments completed outside village frameworks. In most circumstances the Council will refuse planning permissions for dwellings in the countryside (i.e. outside village frameworks); however in exceptional circumstances the Council will grant planning permission for 100% affordable housing schemes on land adjoining the village, as provided for by **Development Control Policy HG/5**, and it is these housing developments that increase the average size of housing developments outside of village frameworks.
- 4.65. For the last three monitoring years, the average size of developments completed in the higher order settlement categories of Rural Centres, Minor Rural Centres and the edge of Cambridge has remained largely static. However, the average size of developments under construction in these settlement categories is significantly higher. This change is a result of the start of construction on sites such as Cam Locks (north of Bannold Road), Waterbeach; the Windmill Estate redevelopment, Fulbourn; and the completion of sites that have been constructed over several years.

Figure 4.20: Largest housing development in each settlement category (*Indicator LOE1ii*)

	All Dwellings			
	Built: 2006 - 2007	Built: 2007 - 2008	Built: 2008 - 2009	Under construction @ March 2009
<b>Edge of Cambridge</b>	72 (Orchard Park) *	88 (Orchard Park) *	88 (Orchard Park) *	88 (Orchard Park) *
<b>Rural Centres</b>	65 (Cambourne)	110 (Cambourne)	120 (Windmill Estate redevelopment, Fulbourn)	120 (Windmill Estate redevelopment, Fulbourn)
<b>Minor Rural Centres</b>	78 (Papworth 3a)	78 (Papworth 3a)	100 (Waterbeach 1)	100 (Waterbeach 1)
<b>Group Villages</b>	144 (Girton 1)	144 (Girton 1)	105 (Longstanton 1)	28 (Silverdale Ave, Coton)
<b>Infill Villages</b>	59 (Heathfield 1)	59 (Heathfield 1)	11 (Main St, Stow-cum-Quy)	2
<b>Outside Village Frameworks</b>	42 (Enterprise Café Site, Hardwick)	42 (Enterprise Café Site, Hardwick)	37 (Main St, Stow-cum-Quy)	11 (Thomas Rd, Fulbourn)

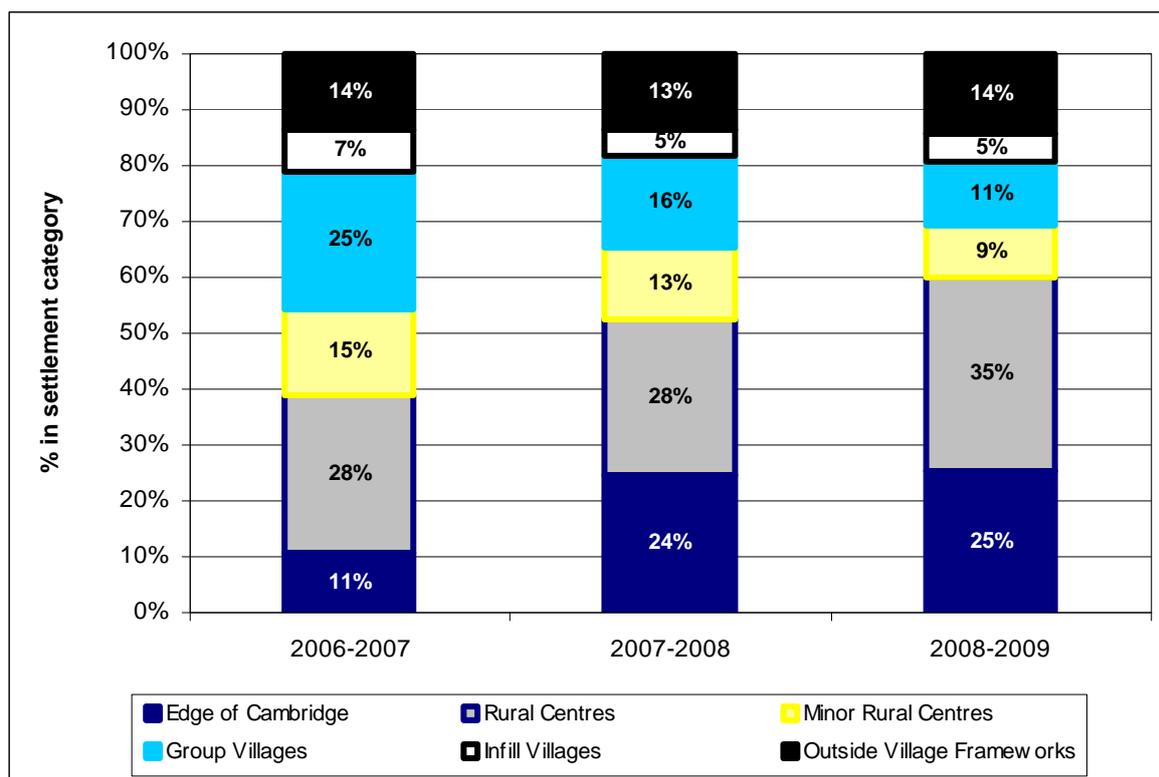
\* Orchard Park was formerly known as Arbury Park.

	Excluding Dwellings on Allocated Land			
	Built: 2006 - 2007	Built: 2007 - 2008	Built: 2008 - 2009	Under construction at March 2009
<b>Edge of Cambridge</b>	0	16 (Newmarket Rd, Teversham)	2 (Newmarket Rd, Teversham)	0
<b>Rural Centres</b>	44 (Holme Way, Sawston)	46 (Histon)	120 (Windmill Estate redevelopment, Fulbourn)	120 (Windmill Estate redevelopment, Fulbourn)
<b>Minor Rural Centres</b>	10 (Fairfield Way, Linton)	54 (Moorlands, Melbourn)	40 (Flaxfields, Linton)	40 (Flaxfields, Linton)
<b>Group Villages</b>	15 (St Vincents Close, Girton)	15 (St Vincents Close, Girton)	28 (Silverdale Ave, Coton)	28 (Silverdale Ave, Coton)
<b>Infill Villages</b>	6 (Church Street, Litlington)	11 (Main St, Stow-cum-Quy)	11 (Main St, Stow-cum-Quy)	2
<b>Outside Village Frameworks</b>	42 (Enterprise Café Site, Hardwick)	42 (Enterprise Café Site, Hardwick)	37 (Main St, Stow-cum-Quy)	11 (Thomas Rd, Fulbourn)

Source: Research & Monitoring – Cambridgeshire County Council

- 4.66. The data in figure 4.20 shows the largest housing development either completed or under construction, based on the total number of new dwellings expected on each site (once complete). For most of the settlement categories, the largest housing development is either on allocated land or is for the redevelopment of affordable housing and their size tends to exceed the indicative limit for that settlement category.
- 4.67. Planning permission was given for each of the developments outside the village frameworks for individual site specific reasons:
- Enterprise Café Site, Hardwick: re-use of brownfield land;
  - Main Street, Stow-cum-Quy: provision of 50% affordable housing, the development straddles the settlement boundary; and
  - Thomas Road, Fulbourn: redevelopment of nurses' accommodation blocks for affordable housing.
- 4.68. In the Group Villages, when allocations are excluded, the largest development is still above the indicative limit of 8 dwellings; in all cases, the schemes for these sites include demolitions, and therefore the net increase in dwellings is within the settlement indicative limit.

Figure 4.21: Total dwellings built by settlement category (Indicator LOE1iii)



[For data, see figure A.13, appendix 3]

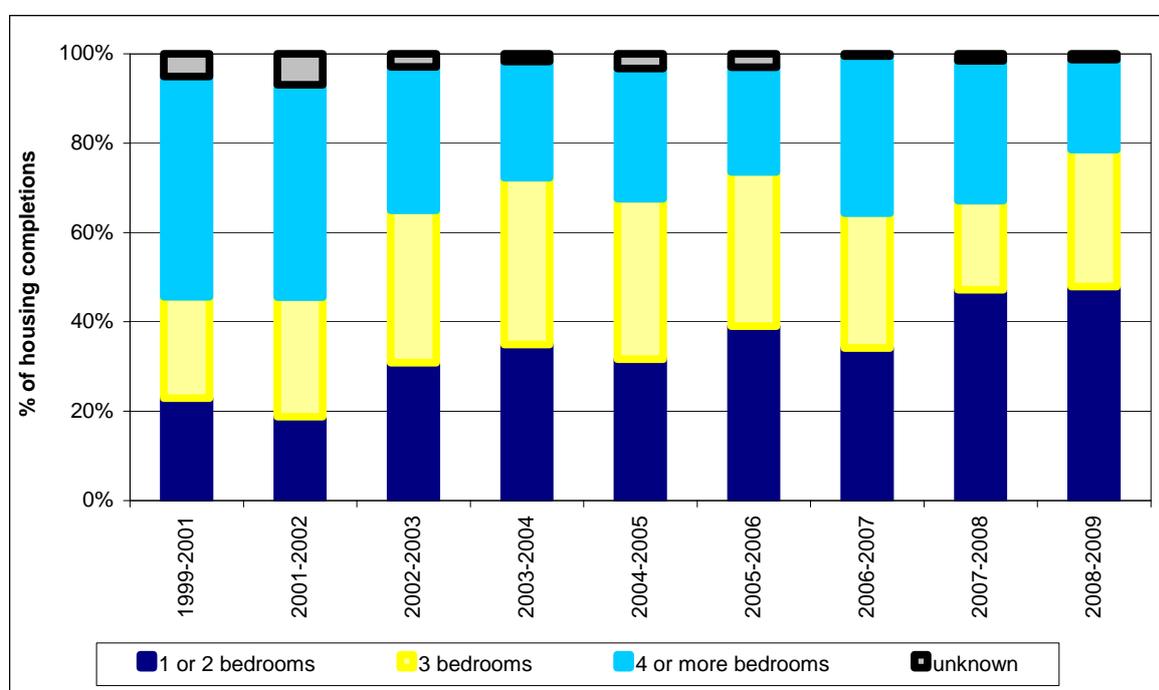
Source: Research & Monitoring – Cambridgeshire County Council

- 4.69. Historic local plans had a dispersal strategy of development through the allocation of large areas of land on the edge of, or within, villages for residential development; this strategy was changed at the district level by the adoption of the Core Strategy in January 2007, giving effect to the strategy set by the **Regional Planning Guidance 6** and the **Cambridgeshire & Peterborough Structure Plan**. The beginnings of this change can be seen in the change in the proportions of dwellings completed in the different settlement categories (see figure 4.21). Figure 4.21 shows that while the proportion of completions on the edge of Cambridge has increased over the last three monitoring years, the proportion of completions in Infill and Group Villages has decreased.
- 4.70. However, it is notable the proportion of completions in Group Villages is still greater than the proportion of completions in Minor Rural Centres. This is partially a result of the continued build out of old Local Plan allocations for relatively large developments in the Group Villages of Longstanton and Girton, but is also a result of the greater number of Group Villages than Minor Rural Centres.

## Market Housing Mix

4.71. A key element in ensuring that new homes meet local needs is providing homes of the appropriate type, size and affordability. The South Cambridgeshire Housing Needs Survey 2002 identified a need for 89% of new market housing to be 1 or 2 bedroom properties, to compensate for the high proportion of 4 or more bedroom properties built between 1991 and 2001. **Development Control Policy HG/2** therefore requires that in developments of up to 10 dwellings, market properties should provide: at least 40% of homes with 1 or 2 bedrooms; approx 25% of homes with 3 bedrooms; and approx 25% of homes with 4 or more bedrooms. The supporting text to this policy advises that the same targets be the starting point for negotiations on larger sites.

Figure 4.22: Housing completions by number of bedrooms (*Indicator LOA1*)

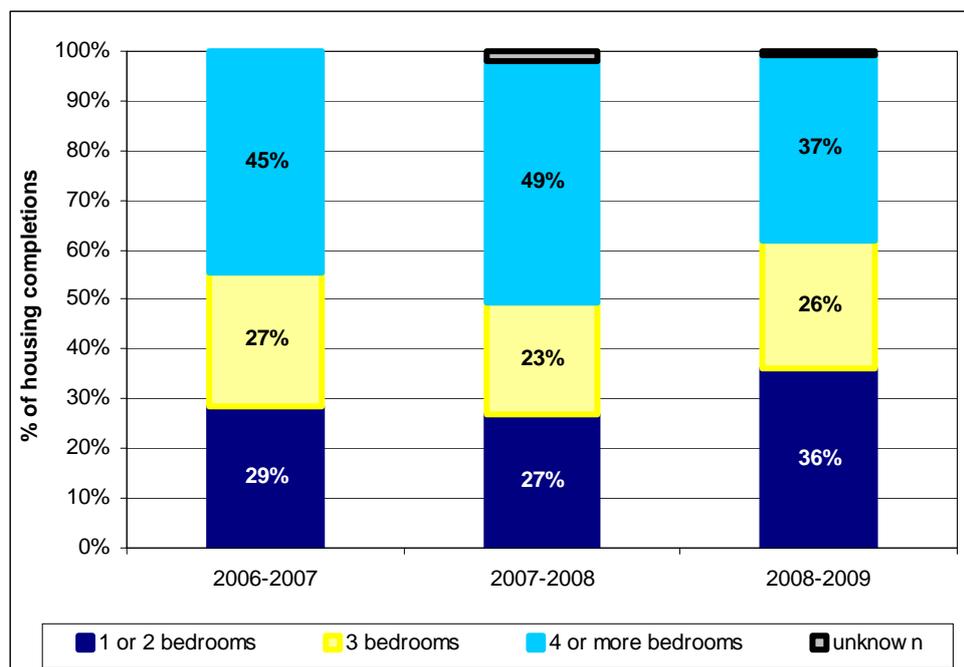


[For data, see figure A.6, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

4.72. In the last monitoring year, nearly 48% of new dwellings had either 1 or 2 bedrooms, and figure 4.22 shows that over the last nine years the percentage of smaller properties has generally increased. At the same time the proportion of dwellings with 4 or more bedrooms has reduced from 49% to 20%. For a limited number of new dwellings, data on the number of bedrooms is not known; this is generally only for non-permanent dwellings such mobile homes or static caravans.

Figure 4.23: Market housing completions on developments of up to 10 dwellings by number of bedrooms (Indicator LOA5)



[For data, see figure A.8, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.73. On housing developments of up to 10 dwellings, dwellings with 4 or more bedrooms make up the largest proportion of housing completions (see figure 4.23) and in the last three monitoring years, this has been above the 25% target set by **Development Control Policy HG/2**. In the last monitoring year there has been an increase in the proportion of smaller properties completed and a decrease in the proportion of larger properties completed; although the proportions have not yet met the targets of **Development Control Policy HG/2**, the changes are a step in the right direction.
- 4.74. It should be noted that as there is a time lag between planning permission being granted and the planning permission being implemented and completed, therefore the data shown in figure 4.23 includes some planning permissions granted under previous adopted planning policies. It is hoped that in future years, when more of the housing completions are on planning permissions granted since the adoption of the policy that the proportion of larger dwellings built will decrease and smaller dwellings built will increase. Building at higher densities as required by **Development Control Policy HG/1** may also help to provide a more appropriate mix of properties in the district.

## Housing Quality

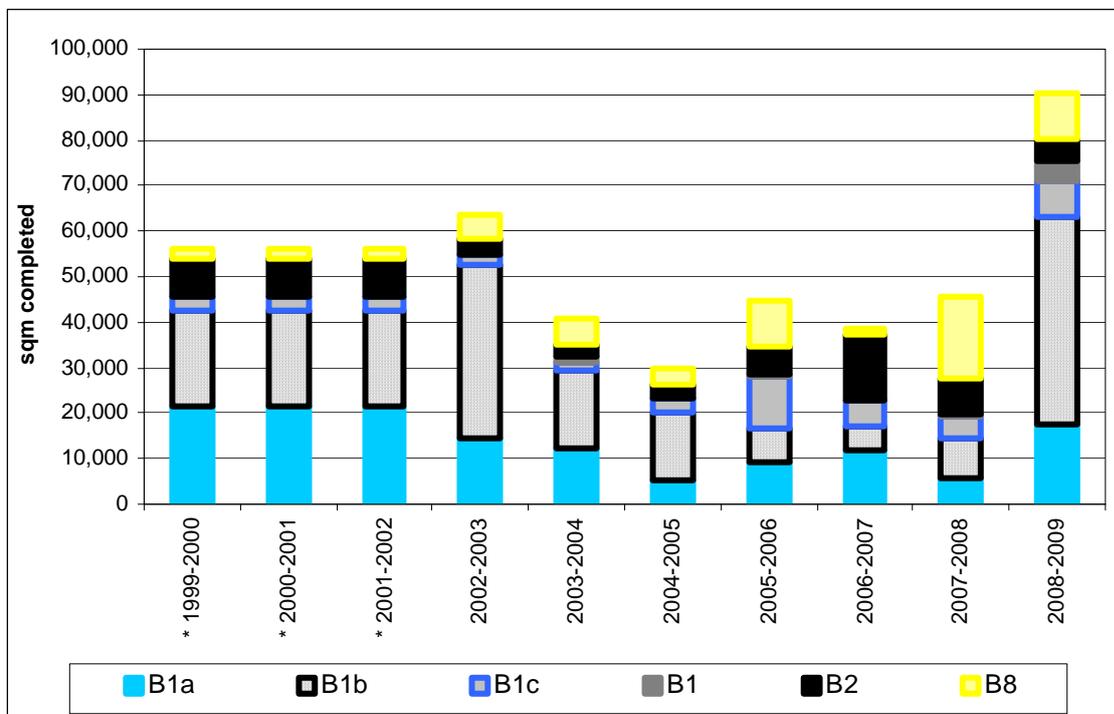
- 4.75. All new development will have an impact on its surroundings. The predominantly rural character of the district makes it particularly important that new development is sensitively located and designed to a high quality, therefore the Council through **Development Control Policy DP/2** seeks to ensure that all new development is of a high quality of design that will enhance or preserve the character of the local area and important environmental assets, as well as providing a sense of place while respecting local distinctiveness.
- 4.76. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list includes a requirement that the level of quality in new housing development is monitored for all housing sites of at least 10 dwellings that have been completed. This indicator has been added to the AMR as **indicator CO-H6**.
- 4.77. The Council is working with its Joint Urban Design team to implement the use of the Building for Life Assessment to inform the evaluation of the design of developments submitted for planning approval. The Council is working towards getting an officer accredited by CABE as a Building for Life Assessor so that new housing developments of at least 10 dwellings completed in the 2009-2010 monitoring year can be formally assessed. This indicator can then be reported in the **Annual Monitoring Report 2009-2010**.

## Employment Development and Supply

4.78. **Core Strategy Objective ST/a** requires the Council to provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations. Additional employment land will be brought forward during the plan period at Northstowe and the strategic employment locations within the Cambridge urban fringe sites (see **Core Strategy Policy ST/8**) and through the continued implementation of many of the Local Plan 2004 Employment Allocations.

### Business Completions

Figure 4.24: Gross amount and type of completed employment floorspace (sqm) (Indicator CO-BD1i)

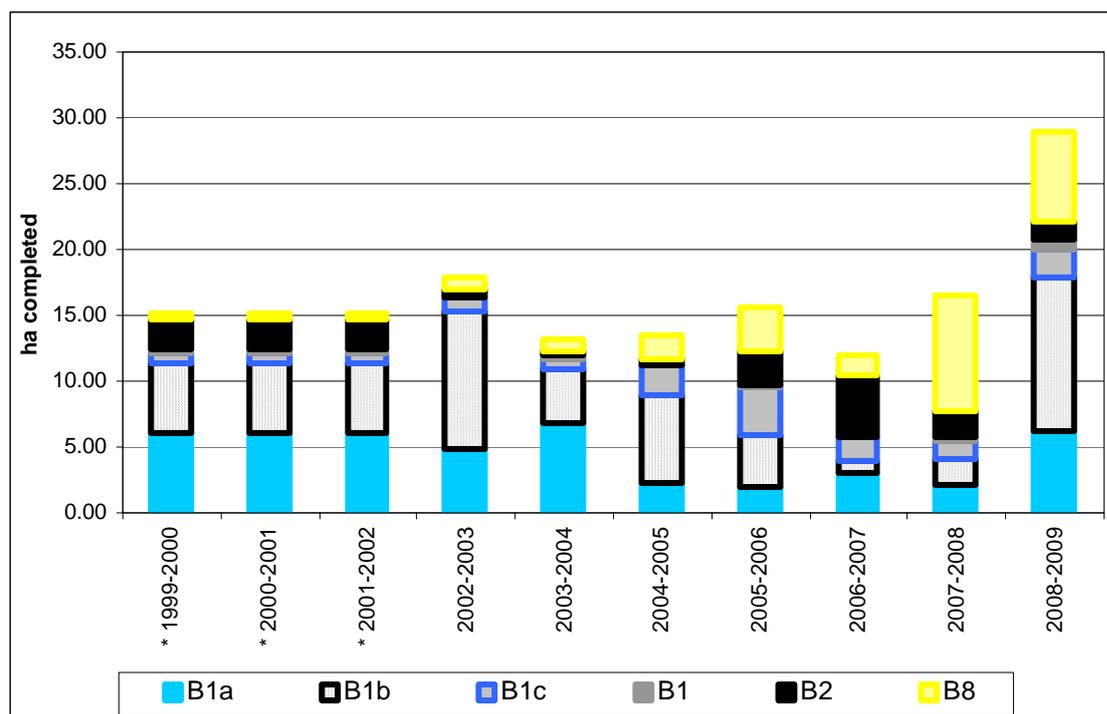


\* For the period 1999-2002, data is only available for a three-year period; this figure has been split evenly across the three years on the graph.

[For data, see figure A.1, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.25: Gross amount and type of completed employment land (ha) (Indicator LOA10i)



[For data, see figure A.10, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.26: Net amount and type of completed employment floorspace (sqm) (Indicator CO-BD1ii)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	-127	64,544	63,182	2,181	18,051	-5,228	142,603
2002-2003	320	14,225	37,779	-11,629	-1,380	4,269	43,584
2003-2004	1,328	10,935	16,701	-330	666	5,716	35,016
2004-2005	0	5,307	3,428	1,313	1,627	122	11,797
2005-2006	448	6,761	4,315	10,182	2,473	8,891	33,070
2006-2007	0	10,614	-814	3,660	9,306	-112	22,654
2007-2008	-188	4,599	3,877	4,222	6,642	12,859	32,011
2008-2009	3,977	15,665	52	2,894	1,490	7,298	31,376
<b>TOTAL</b>	<b>5,758</b>	<b>132,650</b>	<b>128,520</b>	<b>12,493</b>	<b>38,875</b>	<b>33,815</b>	<b>352,111</b>

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.27: Net amount and type of completed employment land (ha) (**Indicator LOA10ii**)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	0.44	18.36	15.59	-0.91	4.90	-1.29	<b>37.09</b>
2002-2003	0.03	4.72	10.42	-4.80	-1.20	0.41	<b>9.58</b>
2003-2004	0.33	5.42	3.56	-0.21	-0.16	0.93	<b>9.86</b>
2004-2005	0.00	1.83	-0.17	1.42	-0.16	0.31	<b>3.23</b>
2005-2006	0.05	1.35	2.18	3.04	0.99	2.98	<b>10.59</b>
2006-2007	0.00	1.98	-1.28	0.58	2.07	1.21	<b>4.56</b>
2007-2008	0.15	1.66	1.03	1.05	1.25	7.07	<b>12.21</b>
2008-2009	0.71	5.12	-4.36	0.68	-0.45	1.07	<b>2.76</b>
<b>TOTAL</b>	<b>1.72</b>	<b>40.43</b>	<b>26.96</b>	<b>0.84</b>	<b>7.24</b>	<b>12.69</b>	<b>89.88</b>

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.28: Amount of completed employment floorspace (sqm) on allocated land (**Indicator LOA11**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>Total on allocated land</b>	27,101	0	5,476	7,832	10,641	10,023	81	5,757
<b>% of total floorspace</b>	<b>16.1%</b>	<b>0.0%</b>	<b>13.5%</b>	<b>26.1%</b>	<b>23.9%</b>	<b>26.1%</b>	<b>0.2%</b>	<b>6.4%</b>

Source: Research & Monitoring – Cambridgeshire County Council

- 4.79. There has been a significant amount of new business floorspace completed in the last monitoring year (90,138 sqm); unlike in the previous five monitoring years when the amount of business floorspace completed was relatively constant at around 40,000 sqm (see figure 4.24). The pattern of new floorspace completions is largely reflected in the amount of new business land completed (see figure 4.25).
- 4.80. Figure 4.26 shows that although a significant amount of new business floorspace has been completed, there has been a significant amount of business floorspace demolished as the net amount of completed business floorspace is just over 31,000 sqm. In the last monitoring year, 40,000 sqm of existing business floorspace was demolished at the former Bayer CropScience Site, Hauxton. This site will be redeveloped for housing, employment, retail and open space. A further 4,926 sqm of existing business floorspace was lost at the former Unwins Site, Impington. This site will be redeveloped for housing and open space. Since 2003, net business floorspace completed has been fairly consistent at around 30,000 sqm per annum. The pattern of net floorspace completions is largely reflected in the net amount of business land completed (see figure 4.27).

- 4.81. The relationship between the amount of land completed and the amount of floorspace completed depends on the density of the individual planning permissions completed in that monitoring year. For example, in the last monitoring year, a number of higher density business developments have been completed, such as:
- redevelopment of **unit 101, Cambridge Science Park** (8,366 sqm following the demolition of 4,680 sqm on 0.89 ha: B1b use)
  - 3 research & development / office buildings, **adjacent to the NAPP Pharmaceuticals, Cambridge Science Park** (32,680 sqm on 6.61 ha: B1a and B1b uses); and
  - 2 industrial units at **Papworth Business Park** adjacent to A1198 (5,693 sqm on 1.28 ha: B1a, B1c and B2 uses).
- 4.82. Figures 4.24, 4.25, 4.26 and 4.27 show that the majority of new business floorspace completed is for office use (B1a) or research and development use (B1b); much of this floorspace is completed on business / research parks such as Granta Park, Cambridge Research Park (Landbeach) and Wellcome Institute (Genome Campus) at Hinxton Hall. The figures also show that in the last monitoring year there has been a significant amount of B8 land and floorspace completed; the majority of this land and floorspace was completed on three planning permissions:
- change of use of former egg production buildings to industrial uses, at **Mereway Farm, Milton Road, Impington** (3,234 sqm on 0.9 ha, estimated as the B8 proportion of this planning permission);
  - change of use from B2 (industrial uses) to B8 (warehousing and distribution uses), at **Swansley Wood Farm, adjacent to A428** (1,595 sqm on 1.11 ha); and
  - change of use of agricultural buildings to B1c (light industrial uses), B2 (general industrial uses) and B8 (warehousing and distribution uses), at **Wireless Station, Bassingbourn** (1,000 sqm on 0.25 ha, estimated as the B8 proportion of this planning permission).
- 4.83. Figure 4.28 shows that there is no pattern in the amount of new business floorspace completed on land allocated for employment uses. In the last monitoring year, only 6.4% of business floorspace completed was on allocated land. Figure 4.32 (below) shows that the amount of potential land left to develop on the 'saved' Local Plan allocations is very small and therefore this is a contributing factor to the potential amount of new business land that can be completed on allocated land. As the land allocated in the adopted Area Action Plans comes forward for development, it is likely that a much higher proportion of new business floorspace completed will be on allocated land.
- 4.84. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the amount of floorspace developed in employment or regeneration areas, defined by the Council to be allocated land (previously **indicator 1b**). The Council feel that it is important to continue monitoring this information to inform future planning policies; this indicator is therefore included as a local output indicator (**indicator LOA11**).

Figure 4.29: Amount and type of completed employment floorspace (sqm) on PDL (Indicator CO-BD2)

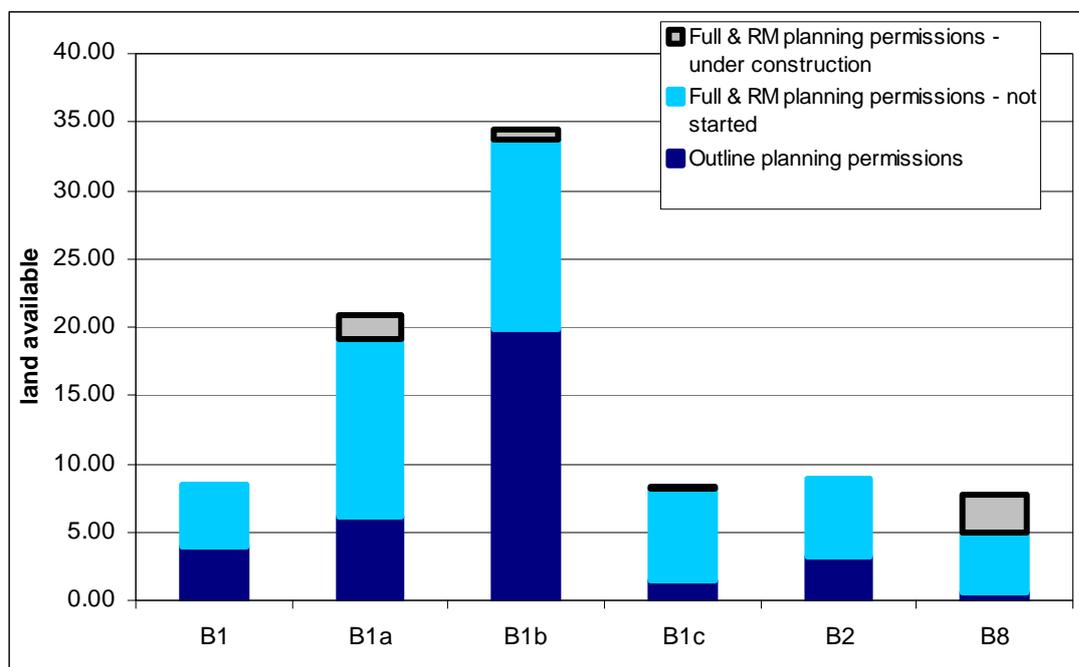
	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>B1</b>	0	0	0	0	0	0	122	4,113
<b>B1a</b>	16,667	10,846	2,525	3,168	5,488	10,427	1,170	4,999
<b>B1b</b>	25,278	278	7,678	4,888	2,973	1,045	8,557	24,482
<b>B1c</b>	3,912	535	100	1,670	3,578	31	1,292	817
<b>B2</b>	13,078	2,097	0	1,293	3,641	3,411	2,741	1,380
<b>B8</b>	3,929	1,708	3,997	536	3,897	186	4,008	5,397
<b>Total on PDL</b>	62,864	15,464	14,300	11,555	19,577	15,100	17,890	41,188
<b>% of total floorspace</b>	<b>37%</b>	<b>24%</b>	<b>35%</b>	<b>38%</b>	<b>44%</b>	<b>39%</b>	<b>39%</b>	<b>46%</b>

Source: Research & Monitoring – Cambridgeshire County Council

4.85. The amount of business floorspace completed on PDL has generally remained above 35% since the start of the plan period. In the last monitoring year 46% of new business floorspace was completed on PDL, which is the highest level achieved since the start of the plan period. Although the proportion of business floorspace completed on PDL is higher than the proportion of new dwellings completed on PDL, there is still a significant proportion of business floorspace completed on ‘greenfield’ sites. Many of the business / research parks being developed in the district are ‘greenfield’ sites; for example Granta Park, Cambourne Business Park and Papworth Business Park.

## Business Commitments

Figure 4.30: Gross amount and type of employment land (ha) available with planning permission at 31 March 2009 (Indicator CO-BD3i)



[For data, see figure A.2, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.31: Net amount and type of employment land (ha) available with planning permission at 31 March 2009 (Indicator CO-BD3ii)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction	Total (with planning permission)
<b>B1</b>	3.97	0.00	4.55	8.51
<b>B1a</b>	6.16	1.78	15.77	23.71
<b>B1b</b>	24.76	0.70	21.30	46.76
<b>B1c</b>	1.69	0.05	7.86	9.60
<b>B2</b>	3.18	0.06	12.74	15.99
<b>B8</b>	1.21	2.81	6.21	10.23
<b>Total</b>	<b>40.97</b>	<b>5.41</b>	<b>68.43</b>	<b>114.80</b>

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.32: Gross and net amount and type of employment land (ha) available on allocated land without planning permission at 31 March 2009 (**Indicator CO-BD3iii**)

	Local Plan 'saved' allocations		Employment land allocated in adopted Area Action Plans \$ *		DRAFT employment allocations in Site Specific Policies DPD *		Total	
	Gross	Net	Gross	Gross	Net	Net	Gross	Net
<b>B1</b>	3.84	3.84	15.38	15.38	5.95	5.95	25.16	25.16
<b>B1a</b>	0.00	0.00	9.37	9.37	0.00	0.00	9.37	9.37
<b>B1b</b>	2.71	2.71	3.09	-1.90	0.00	0.00	5.80	0.81
<b>B1c</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>B2</b>	2.84	2.84	4.52	4.52	0.00	0.00	7.36	7.36
<b>B8</b>	0.00	0.00	4.52	4.52	0.00	0.00	4.52	4.52
<b>Total</b>	<b>9.38</b>	<b>9.38</b>	<b>36.88</b>	<b>31.89</b>	<b>5.95</b>	<b>5.95</b>	<b>52.21</b>	<b>47.22</b>

\$ Includes North West Cambridge AAP adopted in October 2009.

\* The figures for employment land allocated in the adopted Area Action Plans and draft Site Specific Policies DPD are assumptions based on the proposed land uses for each site; the exact figures will be determined through masterplanning and the planning application process.

Source: Research & Monitoring – Cambridgeshire County Council

4.86. South Cambridgeshire has a large supply of business land with planning permission (see figure 4.30); at 31 March 2009 this amounted to 88.79 ha, and of this 60% had detailed planning permission. The majority of this land has planning permission for B1b (research and development) use, at sites such as Granta Park, Cambridge Research Park (Landbeach) and Babraham Institute at Babraham Hall.

4.87. Since March 2008, a number of developments have changed 'category', which suggests that business land / floorspace is progressing through the planning system. A few examples of developments that have progressed through the planning system are:

- **Granta Park:** those units under construction in March 2008 have now been completed and some of the units that were not started in March 2008 are now under construction;
- **Papworth Business Park:** two industrial buildings have now been completed on plot 10 and only 2.3 ha of land with detailed planning permission remains not started;
- **Land at London Road, Pampisford:** the buildings granted detailed planning permission in September 2007 have now been completed; and
- **Spicers Ltd, Sawston:** construction has started on a new warehouse.

4.88. The adoption of the North West Cambridge Area AAP in October 2009 has increased the amount of land allocated in adopted Area Action Plans without planning permission (see figure 4.32). At the 31 March 2009, there has been an increase in

the amount of allocated land without planning permission on the 'saved' local plan allocations; this is a result of the outline planning permission for phase 2 of the Wellcome Trust (Genome Campus) at Hinxton Hall development lapsing, therefore the land was without planning permission at 31 March 2009. A new outline planning application for the development of phases 2 and 3 was submitted in August 2009.

- 4.89. The additional land anticipated from the draft employment allocations in the **Site Specific Policies DPD** is largely as a result of Policy SP/8 Papworth Hospital and Papworth West Central. An estimate of 5.45 ha of employment land on these two sites has been used for monitoring purposes, but the actual amount of land developed will depend on implementation of the policy and will be determined through the planning application process. Policy SP/8 (1) for Papworth Hospital requires the reuse or redevelopment of the hospital site for healthcare uses. Only if suitable healthcare uses cannot be found would business uses be allowed on the site. Policy SP/8 (2) for Papworth West Central requires the redevelopment of the site for a mix of uses including employment; a Supplementary Planning Document is currently being prepared (see Chapter 3).

## Employment Land Lost

4.90. Employment sites within villages are a scarce resource that should be retained to provide local employment. The Council will therefore resist the re-use of employment sites for non-employment uses, unless there is proven limited or no market demand for the site within its existing use; the community benefit of the new proposal outweighs the adverse effects of the loss of employment; or the existing use is generating environmental problems that will remain similar with any other alternative employment use (see **Development Control Policy ET/6**).

Figure 4.33: Amount of employment land (ha) lost in South Cambridgeshire and on allocated land (**Indicator LOA12**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	Total
<b>Whole district</b>	-3.97	-3.85	-2.64	-3.60	-2.87	-4.23	-0.60	-17.16	-38.91
<b>On allocated land</b>	none	none							

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.34: Amount of employment land (ha) lost to residential development (**Indicator LOA13**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	Total
<b>Within Village frameworks</b>	-3.82	-3.81	-1.17	-1.29	-0.97	-3.80	-0.26	-1.25	-16.38
<b>Whole district</b>	-3.82	-3.81	-2.18	-1.71	-0.97	-3.80	-0.26	-16.07	-32.62

Source: Research & Monitoring – Cambridgeshire County Council

4.91. Figures 4.33 and 4.34 show that 38.91 ha of employment land has been lost since the start of the plan period; of this nearly 84% has been lost to residential development. In the last monitoring year there was a significant increase in the amount of employment land lost; this is the result of the demolition of the existing buildings at the former Bayer CropScience Site, Hauxton which has resulted in the loss of 13.93 ha of employment land. This land will be redeveloped for housing, employment, retail and open space. Since the start of the plan period, nearly 88% of employment land lost was within village frameworks. This loss of business land in the district has been compensated for by a gain of 123.25 ha of new business land (1999-2009) on land previously not in business use (see table B1.5, published by the Research & Monitoring team on their website: <http://www.cambridgeshire.gov.uk/environment/planning/policies/monitoring/businessdevelopment.htm>).

- 4.92. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the amount of land lost (previously *indicator 1e*) and the amount of land lost to residential development (previously *indicator 1f*). The Council feel that it is important to continue monitoring this information to inform future planning policies; these indicators are therefore included as local output indicators (*indicator LOA12* and *LOA13*).

## Retail, Office and Leisure Development

- 4.93. The Council through **Development Control Objectives SF/a, SF/b, SF/c, SF/f** and **SF/i** seeks to encourage the provision and retention of village services and facilities within villages and seeks to limit development in the countryside. **Core Strategy Policy ST/9** requires proposals for retail development to be considered against a hierarchy of preferred locations, and that the proposals should be in scale with the centres position in the hierarchy.

Figure 4.35: Gross and net amount of completed floorspace (sqm) for 'town centre uses' (Indicator CO-BD4)

	A1		A2		B1a		D2	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
<b>1999-2002</b>	22,168	11,820	NM	NM	64,544	64,544	NM	NM
<b>2002-2003</b>	1,173	1,173	NM	NM	14,675	14,225	NM	NM
<b>2003-2004</b>	2,178	2,038	0	0	12,196	10,935	0	-547
<b>2004-2005</b>	1,097	680	0	0	5,433	5,307	195	195
<b>2005-2006</b>	4,107	2,076	138	138	9,314	6,761	470	470
<b>2006-2007</b>	564	419	40	40	11,670	10,614	1,532	1,532
<b>2007-2008</b>	244	-553	85	-79	5,755	4,599	1,820	1,820
<b>2008-2009</b>	336	-1,166	670	535	17,566	15,665	816	816
<b>TOTAL</b>	<b>31,867</b>	<b>16,487</b>	<b>933</b>	<b>634</b>	<b>141,153</b>	<b>132,650</b>	<b>4,833</b>	<b>4,286</b>

NM = not monitored, on the 1 January 2004 the Research & Monitoring team widened the scope of their monitoring to include A2 and D2 uses.

A1 figures are for net tradeable floorspace (sales space), figures for the rest of the use classes are gross floorspace.

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.36: Gross and net amount of committed floorspace (sqm) for 'town centre uses' at 31 March 2009 (**Indicator LOA9**)

	A1		A2		B1a		D2	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
<b>Outline planning permissions</b>	1,858	1,858	1,630	1,630	30,102	30,102	1,909	1,909
<b>Full &amp; RM planning permissions - under construction</b>	0	0	132	132	4,959	4,959	100	100
<b>Full &amp; RM planning permissions - not started</b>	1,919	1,132	-35	-35	29,616	25,808	14,752	14,406
<b>Allocated without planning permission</b>	37,000	37,000	4,000	4,000	46,500	46,500	8,200	8,200

Source: Research & Monitoring – Cambridgeshire County Council

- 4.94. **Indicator CO-BD4** (figure 4.35) shows that the amount of floorspace for financial and professional services (A2 use) and leisure uses (D2 use) completed in the district has been fairly low compared to the amount of retail (A1 use) and office (B1a use) floorspace completed. Between 2006 and 2008 there was a significant amount of leisure floorspace completed; this is partially a result of the increased number of D2 proposals included in the Research & Monitoring team's database but also a result of the completion of the new headquarters building for the Cambridgeshire Football Association at Histon Football Club.
- 4.95. Figure 4.35 also shows that there is a significant difference in the gross and net amount of retail floorspace completed in the district since the start of the plan period. This difference is a result of the redevelopment of the Tesco site at Bar Hill at the start of the plan period, which involved the demolition of the existing store and adjacent shops, and the construction of a new larger store and adjacent shops. In figure 4.35 this is shown as 15,128 sqm of gross retail floorspace completed and 4,780 sqm of net retail floorspace completed. In more recent monitoring years, the amount of retail completed has been much smaller, and is mostly the result of change of use of small units within villages. In the last monitoring year, there has been a significant loss of retail, due to the redevelopment of land north of Bannold Road, Waterbeach for housing; this has resulted in the loss of 600 sqm of retail use. There has also been a loss of 293 sqm of retail use (newsagents) in Comberton as a result of change of use of the building to a dentist's surgery. In contrast there have been very few new retail units created in the last monitoring year.
- 4.96. **Indicator LOA9** (figure 4.36) shows a large amount of floorspace allocated for retail (A1), financial and professional (A2), office (B1a) and leisure (D2) uses; all this allocated floorspace is within the adopted Area Action Plan sites and is necessary to provide mixed use sustainable communities. Figure 4.36 also shows a significant amount of D2 floorspace with detailed planning permission; this is boosted by detailed planning permission for a Sports Centre at Cambourne (over 4,200 sqm) and a golf clubhouse for the proposed golf course between Granhams Road and Hinton Way, Great Shelford.

## Community Facilities and Local Services

4.97. Good access from new housing to a range of services can help to reduce car dependence and may also help to support the vitality of rural communities. **Core Strategy Objective ST/b** therefore requires all new development to be located where access to day-to-day needs such as employment, shopping, education, recreation and health facilities are available by public transport, walking and cycling. The Council will also refuse planning permission for proposals that will cause an unacceptable reduction in the level of community or service provision in the locality (see **Development Control Policy SF/1**).

Figure 4.37: Amount of new residential development within 30 minutes public transport time of key services (**Indicator LOB4**)

	2005-2006 †	2006-2007 †	2007-2008 †	2008-2009
<b>General Practitioner</b>	87%	97%	99%	96%
<b>Hospital</b>	68%	53%	38%	18%
<b>Primary School</b>	96%	97%	99%	97%
<b>Secondary School</b>	40%	73%	79%	78%
<b>Employment</b>	97%	97%	99%	96%
<b>Major Retail Centre</b>	41%	44%	44%	53%
<b>All of the Above</b>	19%	18%	8%	16%

† The data has been calculated using a list of hospitals that includes Papworth Hospital; this hospital is a specialist hospital with no Accident & Emergency facility.

Source: New Communities – Cambridgeshire County Council

4.98. In the last three monitoring years, the majority of new residential developments are within 30 minutes public transport time of a GP, primary school and employment area. However, significantly less new residential developments completed each year are within 30 minutes public transport time of a major retail centre; this is a consequence of all the major retail centres being outside of the district, combined with the large and rural nature of the district. A decreasing amount of residential development is within 30 minutes public transport time of a hospital; this is because the total journey time from some of the larger new residential developments, such as Orchard Park (formerly Arbury Park) and Cambourne, is 30-50 minutes to a hospital. In the last monitoring year, the list of hospitals has been revised to include only Addenbrooke's Hospital and Hinchingsbrooke Hospital, as these are the only nearby hospitals with an Accident & Emergency facility.

4.99. In the last monitoring year, only 16% of new residential developments completed were within 30 minutes public transport time of all six key services (see figure 4.37). This is a reflection of the rural nature of the district and the historic dispersed

strategy of development; many planning permissions currently being implemented were permitted under the historic dispersed strategy of development. The new strategy for development set out in **Core Strategy Policy ST/2** seeks to ensure that new development is provided in the most sustainable locations; as this strategy is implemented it is expected that the percentage of residential developments within 30 minutes public transport time of the six key services should increase.

- 4.100. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the amount of new residential development within 30 minutes public transport time of key services. The Council feel that it is important to continue monitoring this information to inform future planning policies; this indicator is therefore included as a local output indicator (*indicator LOB4*).

## Developer Contributions

4.101. New developments can create additional demands for physical infrastructure and social facilities, and can have an adverse impact on the environment. The Council, in accordance with government guidance, therefore requires developers to make a contribution towards any necessary improvements, new facilities and compensation for any loss or damage created where applicable to make the scheme acceptable in planning terms (see **Development Control Policy DP/4**). Developer contributions are secured through s106 agreements as a result of negotiations between the developer and the appropriate local authority.

Figure 4.38: Investment secured for infrastructure and community facilities through developer contributions (**Indicator LOF1**)

Secured by:	For:	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>South Cambridgeshire District Council</b>	<b>Affordable Housing</b>	£0	£4,053,033	£289,072	£184,000	£0
	<b>Open Space</b>	unknown	unknown	unknown	unknown	£191,194
	<b>Public Art</b>	unknown	unknown	unknown	unknown	£97,500
	<b>Community Facilities</b>	unknown	unknown	unknown	unknown	£40,000
	<b>Library (on behalf of Parish)</b>	unknown	unknown	unknown	unknown	£5,000
<b>Cambridgeshire County Council</b> (from planning permissions in South Cambridgeshire)	<b>Education</b>	£290,024	£3,562,850	£319,598	£413,750	£413,300
	<b>Transport</b>	£5,000	£6,910,000	£275,663	£75,000	£0
	<b>Miscellaneous</b>	£0	£102,000	£0	£0	£0

Source: New Communities – Cambridgeshire County Council; New Communities and Planning & Sustainable Communities – South Cambridgeshire District Council

4.102. Cambridgeshire County Council have consistently secured developer contributions for education and transport from planning permissions granted by South Cambridgeshire District Council. The significant increase in developer contributions secured in 2005-2006 is due to developer contributions of over £10 million secured from the Orchard Park (formerly known as Arbury Park) development on the edge of Cambridge and the Summersfield development at Papworth Everard.

4.103. For this Annual Monitoring Report, it has been possible to collect data on all the developer contributions secured by the Council in the last monitoring year as the Council now has a s106 Implementation Officer. This officer has responsibility for maintaining a database of s106 agreements, the contributions secured and the contributions received. The significant increase in developer contributions secured in 2005-2006 for affordable housing is due to a large contribution for off-site affordable housing from the Summersfield development at Papworth Everard.

4.104. In the last monitoring year, no contributions for off-site affordable housing were secured by s106 agreements. However in the last monitoring year, 40% of dwellings permitted on planning permissions that met the requirements of **Development Control Policy HG/3** were affordable (see **Indicator LOA8**). Affordable housing has been secured on site, as opposed to off-site payments being secured through s106 agreements.

## Open Space and Outdoor Recreation

- 4.105. Recreational facilities, including outdoor play space, informal open space and built recreation facilities are important to local communities for their recreational amenity but also for their impact on the quality of the environment. In high density new housing developments where gardens are smaller, open space and recreation facilities are particularly important. The Council therefore requires developers to contribute towards providing new open space within their development but may also require contributions towards enhancing existing facilities for the benefit of the new occupants (see **Development Control Policies SF/10** and **SF/11**).
- 4.106. The Council, through **Indicator LOB1**, has stated an intention to monitor the gains and losses of open space and outdoor recreation land resulting from new developments and also the percentage of planning permissions meeting open space standards. Unfortunately, it has not been possible to gather data for this indicator as yet; the Council will investigate ways to capture this data for future years.

## Renewable Energy

4.107. Both the government and the Council are committed to reducing the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. **Development Control Policy NE/2** states that the Council will grant planning permission for proposals to generate energy from renewable sources, provided that they comply with the development principles set out in **Development Control Policies DP/1, DP/2 and DP/3** and where applicable can be connected efficiently to the national grid.

4.108. The Council also requires through **Development Control Policy NE/3** that all development proposals for greater than 10 dwellings or 1,000 sqm of floorspace will include technology for renewable energy sources to provide at least 10% of their predicted energy requirements. Given the scale of new development planned for the district, the potential contribution of renewable energy provision from new developments is considerable.

Figure 4.39: Renewable energy capacity installed by type (in MegaWatts) (Indicator CO-E3i)

	Wind	Sewage Gas	Landfill Gas	Biomass	Photovoltaic	Hydro	Total
<b>Before 1999</b>	0	0	2.136	0	0	0	<b>2.136</b>
<b>1999-2000</b>	0	0	0	0	0	0	<b>0</b>
<b>2000-2001</b>	0	0	0	0	0	0	<b>0</b>
<b>2001-2002</b>	0.0025	0	0	0	0	0	<b>0.0025</b>
<b>2002-2003</b>	0	0	0	0	0	0	<b>0</b>
<b>2003-2004</b>	0	0	0	0	0	0	<b>0</b>
<b>2004-2005</b>	0.005	0	2.128	0	0	0	<b>2.133</b>
<b>2005-2006</b>	0	0	0	0	0.011	0	<b>0.011</b>
<b>2006-2007</b>	0.006	0	0	0	0.002	0	<b>0.008</b>
<b>2007-2008</b>	0.001	0	0	0	0.003	0	<b>0.004</b>
<b>2008-2009</b>	0.027	0	0.727	0	0	0	<b>0.7540</b>
<b>Total</b>	<b>0.0415</b>	<b>0</b>	<b>4.9910</b>	<b>0</b>	<b>0.0160</b>	<b>0</b>	<b>5.0485</b>

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.40: Renewable energy capacity with planning permission at 31 March 2009 by type (in MegaWatts) (**Indicator CO-E3ii**)

Wind	Sewage Gas	Landfill Gas	Biomass	Photovoltaic	Hydro	Total
0.262	0	0	0	0.001	0	<b>0.263</b>

Source: Research & Monitoring – Cambridgeshire County Council

- 4.109. The data shown in figures 4.39 and 4.40 is that captured from planning permissions and from data supplied by Renewables East. In the last monitoring year, 4 wind turbines were installed including the installation of a wind turbine at Orchard Park Primary School and a turbine at Swavesey Village College. Also in the last monitoring year, a new anaerobic digestion facility at Waterbeach Landfill was installed. Figure 4.39 shows that landfill gas at Milton Household Waste Recycling Centre / Landfill Site is still the largest installed renewable energy source in South Cambridgeshire. **Indicator SE4** records the generating capacity of renewable energy sources in the district; the data for that indicator suggests that the production of energy from landfill gas at Milton Household Waste Recycling Centre / Landfill Site, doubled the generating capacity in the district.
- 4.110. At 31 March 2009, 9 wind turbines with a capacity of 0.262 MW and photovoltaic cells with a capacity of 0.001 MW had planning permission but had not been installed (see figure 4.40). The outstanding planning permissions include the installation of: a wind turbine at Bassingbourn Primary School; two wind turbines at Tesco, Bar Hill; and a wind turbine at Tesco, Milton.
- 4.111. The Council, through **Indicator LOG2**, has stated an intention to monitor the proportion of development proposals greater than 10 dwellings or 1,000 sqm of floorspace that are using renewable energy to provide at least 10% of their predicted energy requirements. The Research & Monitoring team started on 1 April 2009 to record which planning permissions for developments meeting the criteria include a condition requiring the provision of renewable energy to provide at least 10% of their predicted energy requirements. This indicator can then be reported in the **Annual Monitoring Report 2009-2010**.

## Development in Locations of Particular Environmental Importance

- 4.112. The Council is committed to the protection and enhancement of sites of internationally and nationally important nature conservation areas; however this must be balanced with the need for development and in some instances the Council may allow sensitively located and carefully designed developments (see **Development Control Policies NE/7**). European Directives and national planning policy also provide tiered protection for sites of biodiversity or geological importance.
- 4.113. Alongside this the Council is also committed to protecting Important Countryside Frontages. **Development Control Policy CH/7** states that planning permission for development will be refused if it would compromise their purpose, which is to enhance the setting, character and appearance of the village by retaining a sense of connection between the village and its rural surroundings.
- 4.114. The main purpose of the Cambridge Green Belt is to preserve the unique character of Cambridge as a compact dynamic city, and to prevent communities in the environs of Cambridge from merging into one another and with the city. There is therefore a presumption against inappropriate development (as defined in **PPG2: Green Belts**) in the Cambridge Green Belt (see **Development Control Policy GB/1**).

Figure 4.41: Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas (**Indicator LOI1**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>SSSI (Site of Special Scientific Interest)</b>	none	none	none	none	none
<b>SAC (Special Areas of Conservation)</b>	none	none	none	none	none
<b>RAMSAR (Wetland Areas)</b>	There are no RAMSAR sites in the district.				
<b>SPA (Special Protection Areas)</b>	There are no SPAs in the district.				
<b>NNR (National Nature Reserves)</b>	There are no NNRs in the district.				

Source: Cambridgeshire & Peterborough Biological Records Centre

Figure 4.42: Amount of land adjacent to an Important Countryside Frontage that has been lost to development (**Indicator LOE2**)

2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
none	none	none	none	none

Source: Research & Monitoring – Cambridgeshire County Council; Planning & Sustainable Communities – South Cambridgeshire District Council

Figure 4.43: Amount of inappropriate development completed in the Green Belt (**Indicator LOK1**)

	2006-2007	2007-2008	2008-2009
<b>Housing</b>	none	none	6 Gypsy & Traveller pitches (S/1895/07)
<b>Business</b>	none	none	B1b use: 8015 sqm (S/1464/01)

Source: Research & Monitoring – Cambridgeshire County Council; Planning & Sustainable Communities – South Cambridgeshire District Council

4.115. **Indicators LOI1** and **LOE2** show that in the last five monitoring years no new development has been completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites and no land adjacent to Important Countryside Frontages has been lost. However in the last monitoring year, **indicator LOK1** shows that two sites of inappropriate development have been completed in the Green Belt. The Inspector considering the planning application for 6 Gypsy & Traveller pitches at Moor Drove, Histon (S/1895/07) concluded that although the development is inappropriate development in the Green Belt, the harm to the Green Belt is outweighed by other very special circumstances that together carry significant weight. The Secretary of State overruled the Inspector considering the planning application for a research building on Huntingdon Road, Girton (S/1464/01) and allowed the appeal. The Secretary of State concluded that although the proposed development constitutes inappropriate development in the Green Belt, any harm to the Green Belt is outweighed by the national importance of the research work envisaged combined with the lack of a clearly more suitable alternative site. This site has now been released from the Green Belt as it is within the **North West Cambridge AAP** area.

## Biodiversity

4.116. The Council is committed to the protection and enhancement of biodiversity in the district and any new development should aim to maintain, enhance, restore or add to biodiversity. **Development Control Policy NE/6** states that the Council will refuse planning permission for development that would have a significant adverse impact on the population or conservation status of protected species or priority species or habitat, unless the impact can be adequately mitigated or compensated for.

Figure 4.44: Change in areas of biodiversity importance (**Indicator CO-E2**)

	2005-2006	2006-2007	2007-2008	2008-2009
Number of sites of biodiversity importance affected by development	0	0	0	0
Change in hectares of sites of biodiversity importance	no change	no change	+ 1.89 ha	+ 0.75 ha

Areas of biodiversity importance are those recognised for their intrinsic environmental value and include sites of international, national, regional and local significance. In South Cambridgeshire these have been defined as: Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Protection Areas (SPAs), Special Areas of Conservation (SACs), RAMSAR sites, and County Wildlife Sites.

Source: Cambridgeshire & Peterborough Biological Records Centre

4.117. The data for **indicator CO-E2** shows that since 2005, there have been no sites of biodiversity importance affected by housing or non-housing developments completed (see figure 4.44). The site is referred to as being affected by development if there is an overlap between a designated site and any completed housing or non-housing development and after consultation with the relevant officers in the Cambridgeshire & Peterborough County Wildlife Sites Group the overlap is considered to have an impact on the development. The officers also consider whether the integrity of the site has been impacted on to such an extent that reasons for designation have been comprised or the boundary of the site should be changed; any sites where this is the situation are referred to as being significantly affected by development.

4.118. In the last monitoring year, a new County Wildlife Site at Ruddery Pit, Guilden Morden has been selected, which has resulted in an additional 0.75 ha of land in the district being classified as a site of biodiversity importance (see figure 4.44).

Figure 4.45: Habitats and species affected by new developments (**Indicator LOI2**)

		South Cambridgeshire BAP †			UK NERC s41 Species *		
		2003-2007	2004-2008	2005-2009	2003-2007	2004-2008	2005-2009
Housing Developments	Number of developments analysed	741	837	843	741	837	843
	Number of developments intersecting species records	363	459	497	546	585	595
	Number of species records intersecting developments	310	503	651	2,825	3,152	3,467
Business Developments	Number of developments analysed	171	184	338	171	184	338
	Number of developments intersecting species records	74	90	172	117	135	168
	Number of species records intersecting developments	74	101	210	556	759	1,051
Retail, Office & Leisure Developments	Number of developments analysed	97	110	200	97	110	200
	Number of developments intersecting species records	42	54	113	62	72	90
	Number of species records intersecting developments	35	91	203	352	660	1,045

\* Species listed in section 41 of the Natural Environment and Rural Communities Act 2006.

† Species listed in the South Cambridgeshire Biodiversity Action Plan (BAP).

Source: Cambridge & Peterborough Biological Records Centre

4.119. For **indicator LOI2**, the Cambridgeshire & Peterborough Biological Records Centre (CPBRC) have compared GIS layers of completed development against other layers showing the distribution of sites and species designated for their biodiversity interest. Where a development intersects (i.e. overlaps) the species record it is considered to have an affect on it, and is therefore included in the data for this indicator. The data in figure 4.45 shows that an increasing number of species are affected by development (see 'number of developments intersecting species records'), and an increasing number of developments affect species (see 'number of species records intersecting developments'). However, in the same period the number of NERC s41 species records and South Cambridgeshire Biodiversity Action Plan (BAP) records held by CPBRC have increased, so it is not yet possible to determine the cause of the change.

4.120. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the change in priority habitats and species by type (previously **indicator 8i**). The indicator was monitored by recording the number of habitats and species affected by new developments; this information is included as a local output indicator (**indicator LOI2**) as the Council feel it is important to continue monitoring this to inform future planning policies.

## Listed Buildings

4.121. Listed buildings contribute significantly to the character of South Cambridgeshire, and therefore when assessing listed building applications the Council will adopt a presumption in favour of the retention and preservation of local materials and details on listed buildings in the district (see **Development Control Policy CH/3**). All listed buildings applications must be determined in accordance with national policy, currently **Planning Policy Guidance 15: Planning and the Historic Environment**.

Figure 4.46: Number of listed buildings and number that are at risk (**Indicator LOJ1**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>Number of listed buildings</b>	2,630	2,633	2,665	2,666	2,666
<b>Number at risk</b>	51	50	41	34	29
<b>% of listed buildings at risk</b>	1.9%	1.9%	1.5%	1.3%	1.1%

Source: Planning & Sustainable Communities – South Cambridgeshire District Council

4.122. There has been an increase in the number of listed buildings in the district over the last five monitoring years, at the same time there has been a decrease in the number of listed buildings at risk. The number of listed buildings at risk is consistently less than 2% of all listed buildings. The Council has been working with Listed Buildings owners to reduce the number of Listed Buildings at risk. Where necessary this has involved the Council using its statutory powers to force action to be taken.

## Flood Risk

4.123. There is a presumption that development should not be permitted in areas at risk of flooding; therefore any proposals for redevelopment or new development in flood risk areas are required to demonstrate that the development are not at risk of flooding and do not increase the risk of flooding elsewhere. **PPS25: Development and Flood Risk** requires that development proposals are considered against a sequential test to determine their suitability (see **Development Control Policy NE/11**).

Figure 4.47: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (**Indicator CO-E1**)

	2005-2006	2006-2007	2007-2008	2008-2009
<b>Flooding</b>	none	2 *	5 †	9 §
<b>Water Quality</b>	none	none	none	none

\* S/0873/06 & S/1086/06

† S/0282/07, S/0349/07, S/1183/07, S/1289/07 & S/1447/07 - all these permissions were subject to appropriate conditions or the submission of a satisfactory flood risk assessment, and as a result the Environment Agency withdrew their objections.

§ S/0376/08, S/0696/08, S/0834/08, S/1211/08, S/1575/08, S/1598/08, S/1624/08, S/1816/08 & S/1834/07 – all these permissions were subject to appropriate conditions or the submission of a satisfactory flood risk assessment and as a result the Environment Agency withdrew their objections, or they were allowed on appeal.

Source: Environment Agency

4.124. **Indicator CO-E1** shows that in the last three monitoring years, planning permission has been granted or allowed on appeal for 16 proposals against the advice of the Environment Agency. In 2006-2007, S/0873/06 was initially refused by the Council but then allowed by an independent Inspector on appeal, and S/1086/06 was granted with the proviso that the flooding concerns were addressed through the reserved matters planning applications. In 2007-2008, the Environment Agency raised objections to the flood risk assessments submitted with S/349/07, S/1183/07 and S/1289/07; their objections were withdrawn following the submission of revised flood risk assessments and with the proviso that certain conditions were attached to the planning permissions. The Environment Agency's objections to S/0282/07 and S/1447/07 were related to the developments impact on surface water run-off, again the objections were withdrawn with the proviso that certain conditions were attached to the planning permissions.

4.125. In 2008-2009, the Environment Agency raised objections to the flood risk assessments submitted with S/0376/08, S/0696/08, S/0834/08, S/1575/08 and S/1816/08; their objections were withdrawn following the submission of revised flood risk assessments and with the proviso that certain conditions were attached to the planning permissions. The Environment Agency's objections to S/1211/08, S/1598/08 and S/1624/08 were related to the request for the submission of a flood

risk assessment; again the objections related to S/1211/08 and S/1598/08 were withdrawn with the submission of a flood risk assessment and the proviso that certain conditions were attached to the planning permission. For S/1624/08 the objection was withdrawn as flooding had been sufficiently addressed as part of the outline planning permission. S/1834/07 was allowed on appeal, as the Planning Inspector concluded that change of use of land at Cow Fen Drove, Swavesey to an equestrian/stud farm, which does not involve any new buildings or change in levels, would be an acceptable use as it would not increase flood risk.

*Figure 4.48: Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures (**Indicator LOG1**)*

	2005-2006	2006-2007	2007-2008	2008-2009
<b>Previously undeveloped functional floodplain land</b>	unknown	unknown	unknown	unknown
<b>Flood risk areas</b>	none	none	none	none

Source: Planning & Sustainable Communities – South Cambridgeshire District Council

4.126. **Indicator LOG1** shows that in the last four monitoring years no development has been completed in flood risk areas without agreed flood defence measures. The Council does not have a complete record of all areas of functional flood plain in the district and therefore it is not possible to produce data on this element of the indicator. The Council is in the process of reviewing its Strategic Flood Risk Assessment and it is anticipated that through this process the Council will gather the necessary data to fully report on this indicator in future AMRs.

## c. Significant Effects Indicators

### Land and Water Resources

#### **Sustainability Appraisal Objective 1.1**

*Minimise the irreversible loss of undeveloped land and productive agricultural holdings.*

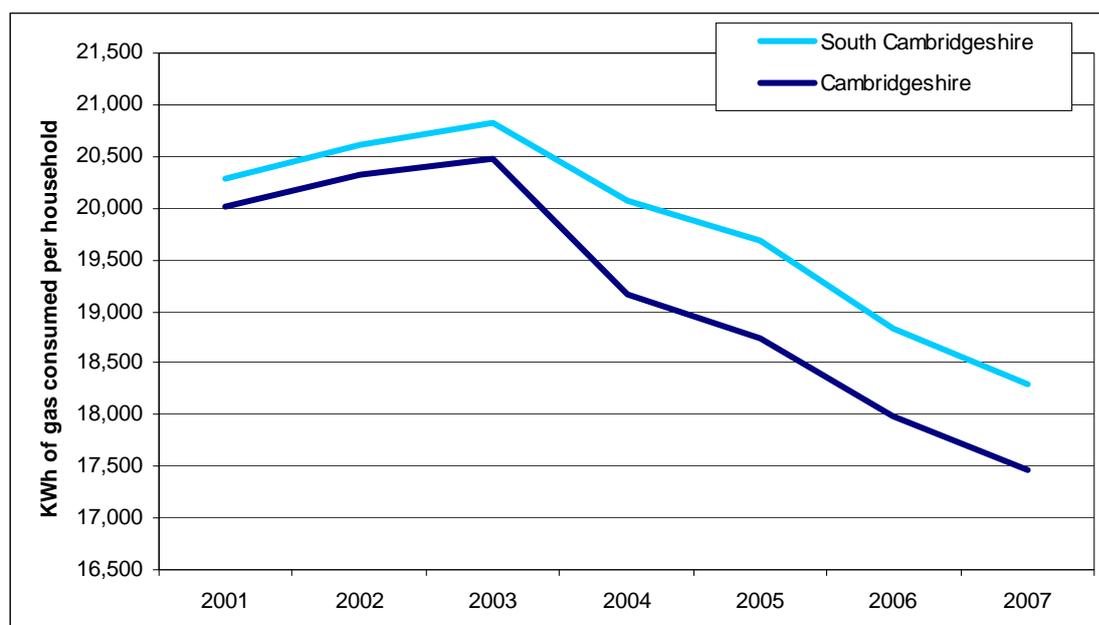
4.127. In the last monitoring year, only 28% of dwellings completed were on PDL, this is a significant decrease compared to the previous monitoring year when nearly 40% of dwellings completed were on PDL. However there has been a slight upward trend in the annual percentage of dwellings completed on PDL since the start of the plan period (**Indicator SE1**). See **Indicator CO-H3** for the complete set of data and commentary.

4.128. The average net density of new housing developments completed on sites 9 or more dwellings in the last monitoring year was 32 dwellings per hectare (**Indicator SE2**). It is expected that the average density of new housing developments will increase in future monitoring years as planning permissions on the Cambridge urban fringe sites and at Northstowe are implemented with higher housing densities. See **Indicator LOB3** for the complete set of data and commentary.

#### **Sustainability Appraisal Objective 1.2**

*Reduce the use of non-renewable resources, including energy sources.*

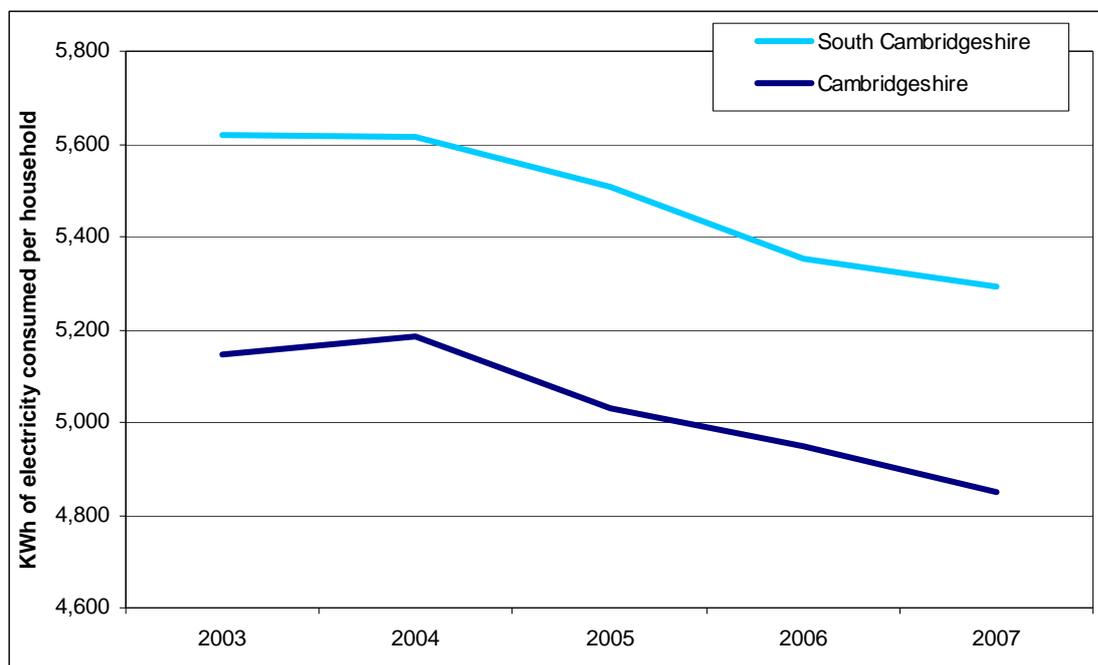
Figure 4.49: KWh (kilowatt hours) of gas consumed per household per year (**Indicator SE3i**)



[For full data, see figure A.14, appendix 3]

Source: Department for Business, Enterprise & Regulatory Reform

Figure 4.50: KWh (kilowatt hours) of electricity consumed per household per year (**Indicator SE3ii**)



[For full data, see figure A.15, appendix 3]

Source: Department for Business, Enterprise & Regulatory Reform

4.129. The average consumption of gas and electricity per household within the district has fallen every year since 2003. This can be attributed to the growing awareness of the need to reduce greenhouse gas emissions and the trend in rising energy costs. The Council has taken a pro-active approach in its adopted Area Action Plans that promote a more sustainable form of development, promoting renewable energy generation and high levels of energy efficiency. It is hoped this will lead to a continuation of these trends in energy use.

Figure 4.51: Generating potential of renewable energy sources (GWh, gigawatt hours) (**Indicator SE4**)

As at ...										
1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
16.84	16.84	16.84	16.85	16.85	16.85	33.64	33.65	33.66	33.67	39.45

Source: Cambridgeshire County Council

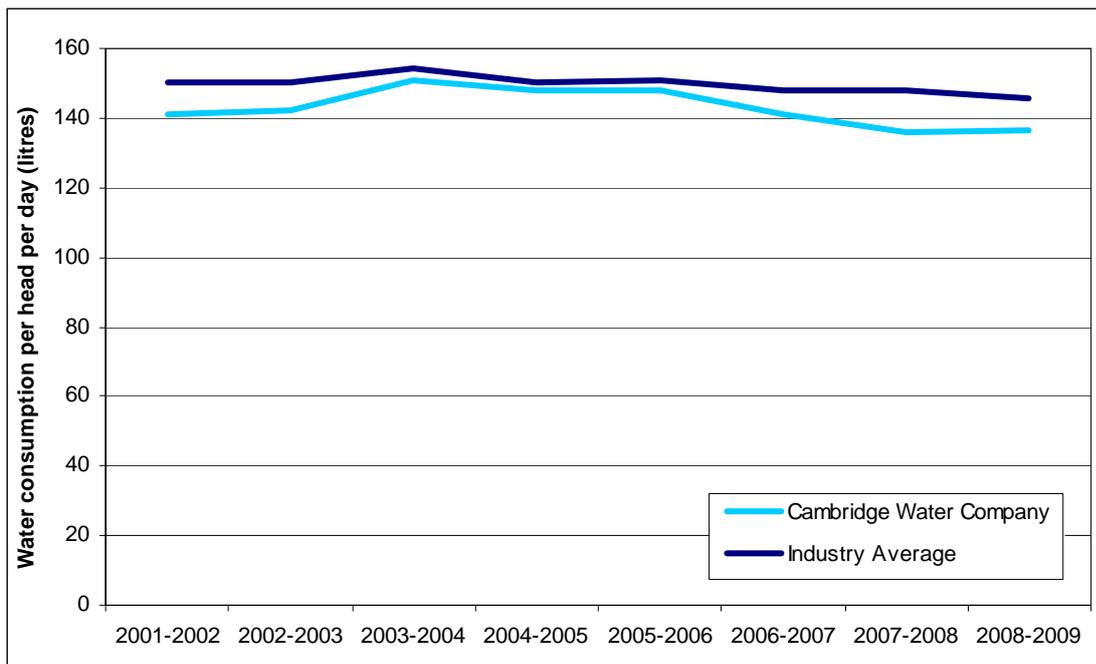
4.130. The generating potential of renewable energy resources increased by 5.78 GWh during the monitoring period, as a result of the installation of an anaerobic digestion facility at Waterbeach Landfill and the installation of 4 wind turbines across the district. The generating potential of renewable energy sources in the district will increase in future monitoring years as extant planning permissions are implemented

and policies in the Local Development Framework (LDF) on sustainable development, renewable energy and energy efficiency are implemented. See **Indicator CO-E3i** for the complete set of data and commentary.

**Sustainability Appraisal Objective 1.3**

*Limit water consumption to levels supportable by natural processes and storage systems.*

Figure 4.52: Water consumption per head per day (in litres) (**Indicator SE5**)



[For full data, see figure A.16, appendix 3]

Source: Ofwat

4.131. The number of litres of water consumed per person per day has generally decreased since 2001. South Cambridgeshire has a population of approximately 142,500 people, so a small decrease in the amount of water each person uses per day equates to significant savings in water usage. The district only accounts for 46% of Cambridge Water Company’s customers but the data provides a reasonable indication of water consumption across the district. Cambridge Water Company supports various initiatives to reduce water consumption, particularly at new developments, through the installation of water-efficient appliances and water meters.

## Biodiversity

### **Sustainability Appraisal Objective 2.1**

*Avoid damage to designated sites and protected species.*

Figure 4.53: Percentage of Sites of Special Scientific Interest (SSSIs) in 'favourable' or 'unfavourable recovering' condition (**Indicator SE6**)

	2005	2006	2007	2008	2009
South Cambridgeshire	89	77	92	93	91
Cambridgeshire	69	65	72	73	68

Source: Natural England

4.132. The percentage of Sites of Special Scientific Interest (SSSIs) in 'favourable' or 'unfavourable recovering' condition within the district has fallen by 2% in the last monitoring year; however in the last five monitoring years the percentage has remained generally around 90%. Within the district there are still areas of our SSSIs which are assessed as 'unfavourable declining' and 'unfavourable no change', and as a whole the condition of our SSSIs is below the Government's Public Service Agreement target of 95% by 2010.

### **Sustainability Appraisal Objective 2.2**

*Maintain and enhance the range and viability of characteristic habitats and species.*

4.133. South Cambridgeshire is a very rural district, with built-up areas forming a very low proportion of its total land area. The arable farming based nature of the district explains why there is a relatively small amount of SSSI designated land compared to many other rural districts. There have been no changes to the areas designated as SSSIs in South Cambridgeshire in the last six monitoring years (**Indicator SE7**).

4.134. The area of Local Nature Reserves per 1,000 people has remained at 0.2 hectares for the past five monitoring years (**Indicator SE8**).

4.135. The Council's Biodiversity Strategy outlines how the Council will promote biodiversity, conservation and enhancement through its daily functions, both regulatory and advisory, in order to produce an ecologically diverse and sustainable local environment. The Council's Biodiversity Strategy covers the period 2006-2009, and therefore it will need to be reviewed in 2010. New BAP targets will be included in the revised Biodiversity Strategy.

- 4.136. The district made good progress in achieving priority BAP targets (**Indicator SE9**). The following are some examples of what has been achieved during this monitoring year:
- Progressed the development of publicity material in order to promote biodiversity conservation. Articles appeared in every edition of South Cambs magazine, as well as in local press and radio (**BAP gen/3**).
  - Support was maintained for the Cam Valley Forum. Through partnership support a new conservation group has been formed, the River Mel Restoration Group (**BAP rw/5**).
  - The River Cam Habitat and Access Enhancement Project has delivered extensive new wetland habitats (**BAP rw/10**) and demonstrated how development should integrate with river habitats (**BAP rw/9**).
  - Old orchards have been conserved through community projects and a limited number of developments, and new planting has been progressed (**BAP tw/7**).
  - Neutral grasslands and hay meadows have been created and restored at sites such Trumpington Meadows and Stockbridge Meadows (**BAP gr/6**).
  - Through the development control process many ponds have been created with biodiversity features having been incorporated (**BAP fm/13**).
  - The Fulbourn Swift Conservation Project has incorporated 125 new swift boxes within phase 1 of the Windmill Estate redevelopment (**BAP urb/1**). Boxes are also provided for houses sparrows (**BAP urb/17**) and starlings.

**Sustainability Appraisal Objective 2.3**

*Improve opportunities for people to access and appreciate wildlife and wild places.*

Figure 4.54: Percentage of Rights of Way that are easy to use (**Indicator SE10**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
% of Rights of Way that are easy to use (based on the number)	70.3	61.2	75.0	70.3	72.6
% of Rights of Way that are easy to use (based on their length)	65.9	56.7	63.1	72.8	80.0

Source: Countryside Access – Cambridgeshire County Council

- 4.137. Since 2004, there has been an increase in the percentage of Rights of Way that are easy to use (based on their length); in the last monitoring year 80% of Rights of Way were easy to use. Cambridgeshire County Council's Rights of Way Improvement Plan, published in 2006, outlines the improvement and management of access to the countryside via the Rights of Way network over the next 10 years.

## Landscape, Townscape and Archaeology

### **Sustainability Appraisal Objective 3.1**

*Avoid damage to areas and sites designated for their historic interest.*

4.138. There are currently 2,666 Listed Buildings in the district, and in the last monitoring year only 1.1% were at risk (**Indicator SE11**). See **Indicator LOJ1** for the complete set of data and commentary.

### **Sustainability Appraisal Objective 3.2**

*Maintain and enhance the diversity and distinctiveness of landscape and townscape character.*

*Figure 4.55: Percentage of the total built-up area falling within Conservation Areas (Indicator SE12)*

2004	2005	2006	2007	2008	2009
21.2 %	21.6 %	21.9 %	21.8 %	22.4 %	22.4 %

Source: South Cambridgeshire District Council

4.139. The Council is undertaking a review of all the 85 conservation areas within the district that involves the preparation of individual appraisals. 13 conservation appraisals have now been adopted and changes have been made as result to the areas covered by these conservation areas. The increase in the percentage of built-up areas falling within conservation areas has been the result of changes to the Sawston, Great Shelford and Fulbourn conservation areas, as well as the new designation at the Duxford Airfield.

### **Sustainability Appraisal Objective 3.3**

*Create places, spaces and buildings that work well, wear well and look good.*

*Figure 4.56: (i) Residents' satisfaction with the quality of the built environment and (ii) Percentage of residents 'very satisfied' or 'fairly satisfied' with their local area as a place to live (Indicator SE13)*

	Quality of Life Survey		Place Survey
	2003	2006	2008
South Cambridgeshire	57%	47%	91%
Cambridgeshire	50%	43%	86%

4.140. Between 2003 and 2006 residents' satisfaction with the quality of the built environment fell by 10% in South Cambridgeshire. The 2008 Place Survey recorded that 91% of South Cambridgeshire's residents were 'very satisfied' or 'fairly satisfied' with their local area as a place to live; the quality of the built environment will contribute to residents' perception of their local area as a place to live.

*Figure 4.57: Percentage of new homes developed to Ecohomes 'good' or 'excellent' standard (Indicator SE14)*

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>% new homes</b>	1.6	13.2	12.9	n/a	n/a
<b>Rating (number of units)</b>					
<b>Excellent</b>	0	0	0	n/a	n/a
<b>Very Good</b>	0	0	63	n/a	n/a
<b>Good</b>	8	63	41	n/a	n/a
<b>Pass</b>	1	53	16	n/a	n/a
<b>Total</b>	9	116	120	n/a	n/a

Source: BRE Global

4.141. The Ecohomes accreditation balances environmental performance with the need for a high quality of life and a safe and healthy internal environment. The accreditation is grouped into seven categories: energy, water, pollution, materials, transport, ecology and land use, and health and well-being. Between 2004 and 2007, there was a significant increase in the number of dwellings achieving Ecohomes accreditation, showing that sustainable homes are being built in the district. The Ecohomes accreditation was replaced in April 2007 by the Code for Sustainable Homes. At present BRE Global are unable to provide data on the Code of Sustainable Homes as the data is owned by the Department for Communities & Local Government, and therefore it must be ratified by the Office of National Statistics.

## Climate Change and Pollution

### **Sustainability Appraisal Objective 4.1**

*Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise vibration and light).*

Figure 4.58: Carbon dioxide emissions (**Indicator SE15**)

	Carbon dioxide emissions from domestic sources (kilo tonnes)			Carbon dioxide emissions per domestic capita (tonnes)		
	2005	2006	2007	2005	2006	2007
<b>South Cambridgeshire</b>	348	362	354	13.3	13.2	13.1

Source: Department for Business, Enterprise & Regulatory Reform

4.142. Between 2005 and 2007, carbon dioxide emissions from domestic sources and per domestic capita have remained fairly constant.

Figure 4.59: Annual average concentration of Nitrogen Dioxide ( $\mu\text{g}/\text{m}^3$ ) (**Indicator SE16i**)

	2004	2005	2006	2007	2008
<b>Bar Hill</b>	49.7	42.0	43.0	34.0	42.0
<b>Impington</b>	52.2	31.0	30.0	41.0	35.0

Source: South Cambridgeshire District Council

Figure 4.60: Annual mean number of days when Nitrogen Dioxide levels exceeded a daily mean of  $50\mu\text{g}/\text{m}^3$  (**Indicator SE16ii**)

	2004	2005	2006	2007	2008
<b>Bar Hill</b>	40 days	25 days	51 days	49 days	52 days
<b>Impington</b>	72 days	37 days	42 days	34 days	43 days

Source: South Cambridgeshire District Council

4.143. Average annual concentration levels of Nitrogen Dioxide fluctuates at the two monitoring sites in the district. In the last monitoring year, the average annual concentration level at Bar Hill rose by  $8\mu\text{g}/\text{m}^3$  to above the annual objective of  $40\mu\text{g}/\text{m}^3$ , whereas the average annual concentration level at Impington fell by  $6\mu\text{g}/\text{m}^3$  to below the annual objective of  $40\mu\text{g}/\text{m}^3$ . This is a reversal from the previous monitoring period. Both sites recorded an increase in the number of days where the daily average exceeded  $50\mu\text{g}/\text{m}^3$  and both sites are significantly above the annual

objective of 35 days. An Air Quality Management Area for Nitrogen Dioxide was declared in July 2007 that covers the stretch of the A14 between Milton and Bar Hill.

Figure 4.61: Vehicle flows across urban boundaries (**Indicator SE17**)

2001	2003	2004	2005	2006	2007	2008
172,926	170,036	183,596	185,908	183,850	188,684	187,153

Source: Cambridgeshire County Council

4.144. The number of vehicles crossing the South Cambridgeshire - Cambridge City boundary over a 12-hour period has remained in the mid 180,000s since 2004. The Local Development Framework seeks to reduce the use of private transport by proposing high levels of housing development on the edge of Cambridge and in the new town of Northstowe, to enable more people to live closer to their employment and to facilitate high quality public transport. The Guided Busway, a dedicated route linking Cambridge and Northstowe, should encourage more journeys by public transport rather than by car.

Figure 4.62: Percentage of main rivers of 'good' or 'fair' quality (**Indicator SE18**)

	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>Biological</b>	100%	100%	100%	n/a	100%	100%	100%	100%	100%	100%	100%
<b>Chemical</b>	99%	100%	94%	100%	100%	100%	100%	100%	100%	100%	100%

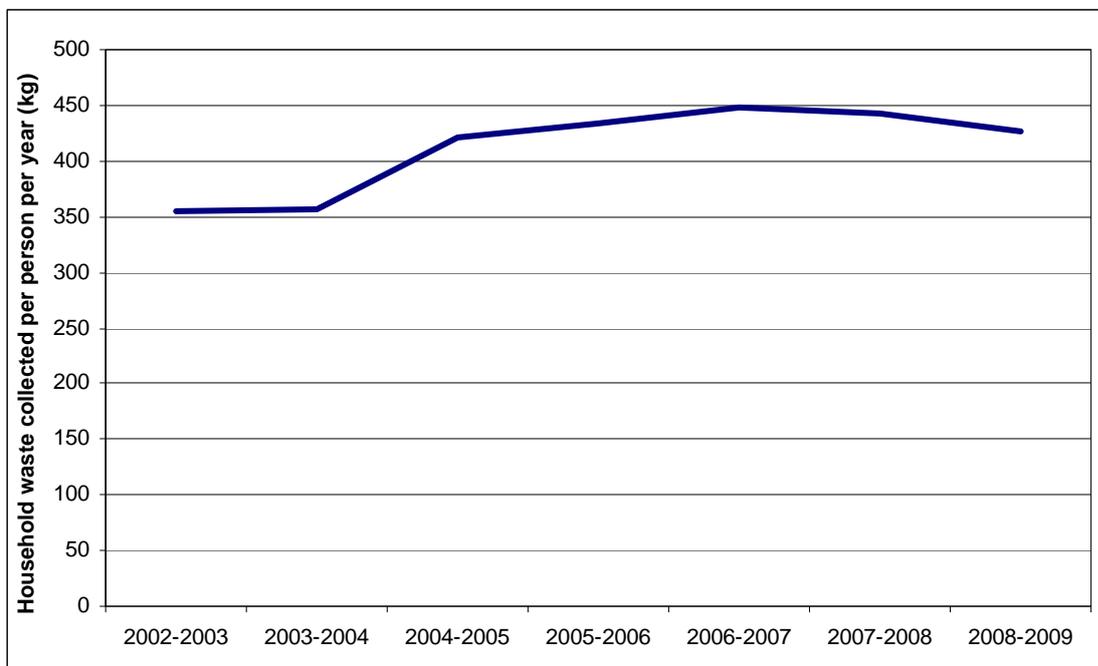
Source: Environment Agency

4.145. The percentage of main rivers classified as good or fair quality in terms of biology and chemicals has been consistently 100% since 2002. The biological classification grades the river by comparing the amount of small animals that can be seen with the naked eye in a sample to what you would expect if the river were not polluted. The chemical classification examines ammonia, biochemical oxygen demand and dissolved oxygen within the samples.

**Sustainability Appraisal Objective 4.2**

*Minimise waste production and support the recycling of waste products.*

Figure 4.63: Household waste collected per person per year (**Indicator SE19**)

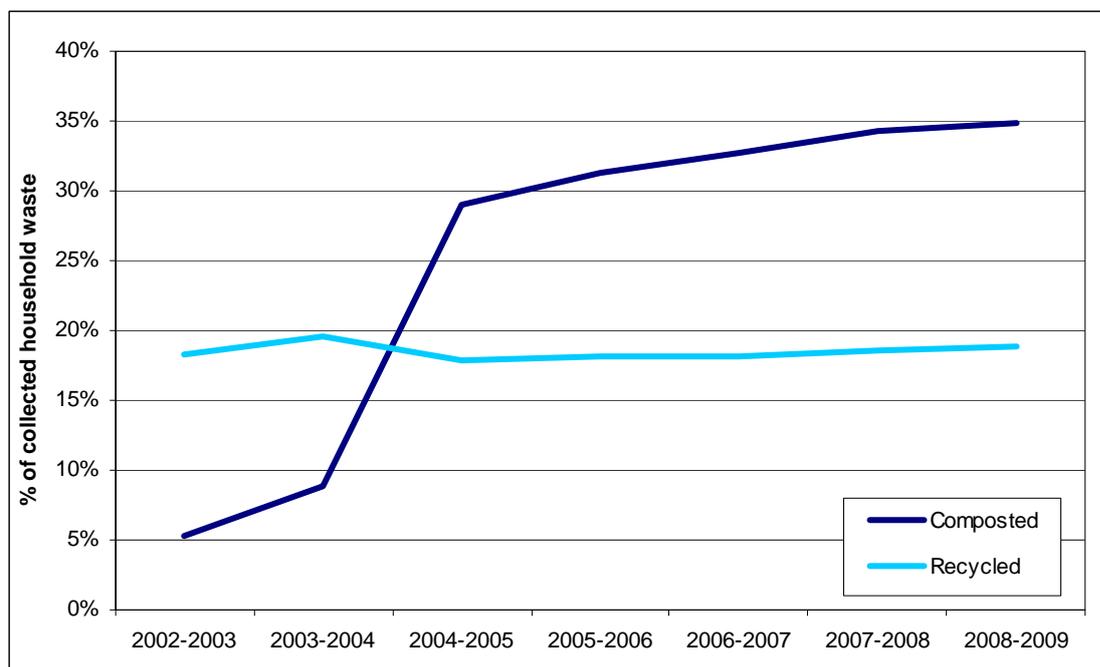


[For full data, see figure A.17, appendix 3]

Source: South Cambridgeshire District Council

4.146. The amount of household waste collected per person per year has started to show a decline in the last three monitoring years. Waste is a big environmental issue and it is thought that up to 90% of household waste could be recycled. Figure 4.64 shows the results of the Council's pro-active approach to recycling through the introduction of green bins and boxes, and it is important that this trend continues to mitigate the possible future rises in waste production as a result of the development of the new town of Northstowe and the sites on the edge of Cambridge.

Figure 4.64: Percentage of household waste collected which is recycled or composted (Indicator SE20)



[For full data, see figure A.18, appendix 3]

Source: South Cambridgeshire District Council

4.147. South Cambridgeshire continues to be one of the best districts in the UK for composting and recycling of waste. The Council was awarded the prestigious Beacon status for Waste and Recycling in 2006-2007, achieved by improving village recycling banks, exceeding recycling targets and helping the community to get involved. The Council is committed to recycling and its Members have recently considered the option to provide a further bin to every household to allow the collection of a wider variety of recyclable materials.

**Sustainability Appraisal Objective 4.3**

*Limit or reduce vulnerability to the effects of climate change (including flooding).*

Figure 4.65: Number of properties at risk to flooding (Indicator SE21)

	2005-2006	2006-2007	2007-2008	2008-2009
<b>Flood Zone 3 (1 in 100 flood event)</b>	1,736	1,831	1,902	1,873
<b>Flood Zone 2 (1 in 1000 flood event)</b>	2,901	3,072	3,312	3,154

Source: Environment Agency

4.148. The data for the number of properties at risk to flooding is provided by the Environment Agency who query the number of addresses that fall within their flood zones. Since the Council has started recording this data, there has been a general increase in the number of properties at risk from flooding. These increases can be attributed to changes in the flood maps. With every flood event the maps are revised to take account of new data that has been captured during these events. Further changes to the mapping are caused by the Environment Agency's ongoing programme of development of their flood modelling.

## Healthy Communities

### **Sustainability Appraisal Objective 5.1**

*Maintain and enhance human health.*

Figure 4.66: Life expectancy at birth (in years) (**Indicator SE22**)

		1999-2001	2000-2002	2001-2003	2002-2004	2003-2005	2004-2006	2005-2007	2006-2008
Males	South Cambridgeshire	79.0	79.0	79.4	79.0	79.2	79.2	80.4	81.1
	England	75.7	76.0	76.2	76.5	76.9	77.3	77.7	77.9
Females	South Cambridgeshire	82.6	83.0	83.1	83.3	83.9	84.2	84.4	84.5
	England	80.4	80.7	80.7	80.9	81.1	81.6	81.8	82.0

Source: Office for National Statistics

4.149. The life expectancies of residents in the district are higher than the national average. The life expectancy of females in the district is slightly higher than that for males in the district. The life expectancy at birth of the districts residents is increasing gradually each year.

4.150. The health of residents within the district is very good with 75% of residents describing their health as 'good' in the 2001 census. 13% (17,268) of residents have a limiting long-term illness; this proportion is lower than the national average (**Indicator SE23**).

### **Sustainability Appraisal Objective 5.2**

*Reduce and prevent crime, and reduce the fear of crime.*

Figure 4.67: Number of recorded crimes per 1,000 people (**Indicator SE24**)

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
South Cambridgeshire	59.2	57.0	48.5	43.6	49.9	50.4	48.6
Cambridgeshire	90.9	93.6	79.2	73.5	74.9	71.6	70.4

Source: Cambridgeshire Constabulary

4.151. South Cambridgeshire has a low crime rate with an average of only 48.6 recorded crimes per 1,000 people recorded in the last monitoring year, this is considerably lower than the average of 70.4 recorded crimes per 1,000 people for

Cambridgeshire. The number of crimes recorded in the district fell in the last monitoring year to 6,767 crimes.

Figure 4.68: (i) Percentage of residents feeling 'safe' or 'fairly safe' after dark and (ii) Percentage of residents feeling 'very safe' or 'fairly safe' when outside in their local area after dark (**Indicator SE25**)

	Quality of Life Survey		Place Survey
	2003	2006	2008
<b>Cambridge</b>	45%	45%	53%
<b>East Cambridgeshire</b>	57%	56%	64%
<b>Fenland</b>	47%	43%	46%
<b>Huntingdonshire</b>	59%	58%	60%
<b>South Cambridgeshire</b>	69%	64%	71%

4.152. Between 2003 and 2006 the percentage of residents feeling 'safe' or 'fairly safe' after dark fell by 5%. The 2008 Place Survey recorded that 71% of South Cambridgeshire's residents felt 'very safe' or 'fairly safe' when outside in their local area after dark.

**Sustainability Appraisal Objective 5.3**

*Improve the quantity and quality of publicly accessible open space.*

Figure 4.69: Hectares of strategic open space per 1,000 people (**Indicator SE26**)

	2004	2006	2007	2008	2009
<b>South Cambridgeshire</b>	4.30	4.67	7.34	7.30	7.20
<b>Cambridgeshire</b>	5.50	5.14	5.86	5.80	5.73

Source: Cambridgeshire County Council

4.153. In the last monitoring year, the number of hectares of strategic open space per 1,000 people has fallen to 7.20. There was no change in amount of strategic open space in South Cambridgeshire in the last monitoring year; however the population of the district has increased, causing the ratio to fall. The ratio of strategic open space to 1,000 people is still higher in South Cambridgeshire than for Cambridgeshire as a whole, despite there being an increase in strategic open space in Cambridgeshire in the last monitoring year.

4.154. In South Cambridgeshire there are 1.33 sports pitches available for public use per 1,000 people; this information is from audit carried out in 2004 (**Indicator SE27**). The provision varies greatly across the district with a significant amount of cross border usage with Cambridge City. The Council's adopted Area Action Plans seek the provision of indoor and outdoor sports facilities to meet the needs of future residents within these developments.

## Inclusive Communities

### **Sustainability Appraisal Objective 6.1**

*Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).*

Figure 4.70: Percentage of population by Core Strategy settlement category (**Indicator SE28**)

	Edge of Cambridge	Rural Centre	Minor Rural Centre	Group Village	Infill Village
2001	0.0	19.9	24.6	42.6	12.9
2002	0.0	19.7	24.6	42.6	13.1
2003	0.0	21.0	24.7	41.5	12.8
2004	0.0	21.4	24.6	41.4	12.7
2005	0.0	21.7	24.5	41.2	12.6
2006	0.0	22.0	24.3	41.2	12.5
2007	0.0	22.5	24.2	41.0	12.3
2008	0.6	22.4	24.1	40.7	12.2

4.155. **Indicator SE28** as set out in the Council's Sustainability Appraisal assumed the use of data collected by the County Council and published in their Structure Plan Annual Monitoring Report as Indicator 22: Availability of Services and Facilities. The indicator recorded the percentage of the population in each district by village category; where each village was allocated a category based on the availability of services such as a primary school, food shop, post office and public transport service. Based on the population in mid 2001, 83% of the population of South Cambridgeshire lived in village categories 1-3 with access to a primary school, food shop, post office and public transport.

4.156. The County Council have not updated the data since 2001, and the village categories assigned to the settlements in South Cambridgeshire do not reflect the settlement categories as agreed through the adoption of the Core Strategy in January 2007. A revised indicator has been created based on the Core Strategy settlement categories of: edge of Cambridge, Rural Centre, Minor Rural Centre, Group Village and Infill Village. The data records the population of the district in each of these settlement categories, using the parish population estimates as a proxy for the settlements within them. Where there is more than one settlement in a parish, the population has been assigned to the highest settlement category within that parish. For example, the parish of Bassingbourn-cum-Kneesworth contains the settlement of Bassingbourn, a Group Village, and the settlement of Kneesworth, an Infill Village; the population of this parish has been assigned to the Group Village category.

4.157. Figure 4.71 shows that the population of the district is being redistributed from the Group and Infill Villages to the Rural Centres and edge of Cambridge. This trend is in line with the spatial strategy as set out in the Core Strategy.

**Sustainability Appraisal Objective 6.2**

*Redress inequalities related to age, gender, disability, race, faith, location and income.*

Figure 4.71: (i) Percentage of residents who feel their local area is harmonious and (ii) Percentage of residents that 'definitely agree' and 'tend to agree' that their local area is a place where people from different backgrounds get on well together (**Indicator SE29**)

	Quality of Life Survey		Place Survey
	2003	2006	2008
Cambridge	63%	59%	86%
East Cambridgeshire	60%	50%	79%
Fenland	46%	37%	62%
Huntingdonshire	58%	50%	80%
South Cambridgeshire	67%	57%	82%

4.158. Between 2003 and 2006 the percentage of residents feeling that their local area is harmonious fell by 10%. The 2008 Place Survey recorded that 82% of South Cambridgeshire's residents 'definitely agree' or 'tend to agree' that their local area is a place where people from different backgrounds get on well together; this would suggest that they felt that their local area is harmonious.

Figure 4.72: Indices of Multiple Deprivation (**Indicator SE30**)

	2000	2004	2007
Income Deprivation Rank	298 <sup>th</sup>	294 <sup>th</sup>	275 <sup>th</sup>
Employment Deprivation Rank	275 <sup>th</sup>	286 <sup>th</sup>	276 <sup>th</sup>
Overall Deprivation Rank	342 <sup>nd</sup>	345 <sup>th</sup>	350 <sup>th</sup>
Average Deprivation Score	7.33	6.39	6.55

Defined by super output area and provides the position of the district out of 354 local authorities, where 1 is the most deprived and 354 is the least deprived.

Source: Department for Communities & Local Government

4.159. The Indices of Multiple Deprivation consist of a combination of seven deprivation domains, covering (a) income, (b) employment, (c) health deprivation and disability, (d) education, (e) skills and learning, (f) barriers to housing and services, and (g) crime. South Cambridgeshire has the lowest levels of deprivation amongst all of the districts within Cambridgeshire, and on a national scale, the district is the 5<sup>th</sup> least deprived local authority area in England.

**Sustainability Appraisal Objective 6.3**

*Ensure all groups have access to decent, appropriate and affordable housing.*

Figure 4.73: House price: earnings ratio (**Indicator SE31**)

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>South Cambridgeshire</b>	4.9	5.8	5.9	6.5	6.9	6.8	7.4	7.0	8.2	7.9
<b>Cambridgeshire</b>	4.2	4.7	4.9	5.7	6.3	6.6	7.2	7.1	7.6	7.6

Source: Department for Communities & Local Government

Figure 4.74: Median gross household income (**Indicator SE32**)

	2005	2006	2007	2008	2009
<b>South Cambridgeshire</b>	£33,500	£33,300	n/a	£35,400	£36,000
<b>Cambridgeshire</b>	£29,400	£30,000	n/a	£31,900	£32,500

Source: Research Group – Cambridgeshire County Council

4.160. The house price to earnings ratio in the district has increased considerably since the start of the plan period, and has remained consistently higher than the house price to earnings ratio for Cambridgeshire. Although the median gross household income of the district's population is higher than that for Cambridgeshire as a whole, there are still significant problems in the affordability of housing. The Council's adopted Development Plan Documents (DPDs) and Area Action Plans (AAPs) contain policies that are intended to make housing in South Cambridgeshire more affordable.

4.161. The LDF aims to ensure that all groups have access to decent, appropriate and affordable housing. In the last monitoring year, nearly 39% of new dwellings completed were affordable and there has been an increase in the annual percentage of affordable dwellings completed since the start of the plan period (**Indicator SE33**). See **Indicator CO-H5** for the complete set of data and commentary.

**Sustainability Appraisal Objective 6.4***Encourage and enable the active involvement of local people in community activities.*

Figure 4.75: (i) Percentage of adults who feel they can influence decisions affecting their local area and (ii) Percentage of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area (**Indicator SE34**)

	Quality of Life Survey		Place Survey
	2003	2006	2008
Cambridge	22%	23%	39%
East Cambridgeshire	16%	14%	28%
Fenland	12%	10%	24%
Huntingdonshire	17%	15%	28%
South Cambridgeshire	19%	17%	34%

4.162. Between 2003 and 2006 the percentage of adults feeling that they could influence decisions affecting their local area remained fairly consistent; at less than 20%. The 2008 Place Survey recorded that 34% of South Cambridgeshire's residents 'definitely agree' or 'tend to agree' that they can influence decisions affecting their local area.

Figure 4.76: (i) Percentage of adults who have provided support to others and (ii) Percentage of people who have participated in regular formal volunteering in last twelve months (**Indicator SE35**)

	Quality of Life Survey		Place Survey
	2003	2006	2008
South Cambridgeshire	81%	82%	33%

4.163. Between 2003 and 2006 the percentage of adults who had provided support to others remained fairly consistent; at less around 80%. Support is defined as unpaid activities such as: looking after property or pets whilst someone is away, babysitting, household jobs for someone else, or providing transport. The 2008 Place Survey only records the percentage of people who have participated in regular formal volunteering. In the district only 33% of people regularly participate in formal volunteering, however it is likely that many more provide voluntary services on a more informal basis to neighbours, family and friends.

## Economic Activity

### **Sustainability Appraisal Objective 7.1**

*Help people gain access to satisfying work appropriate to their skills, potential and place of residence.*

Figure 4.77: Number of people unemployed claiming Job Seekers Allowance (**Indicator SE36**)

2003	2004	2005	2006	2007	2008	2009
771	720	749	764	737	636	1,508

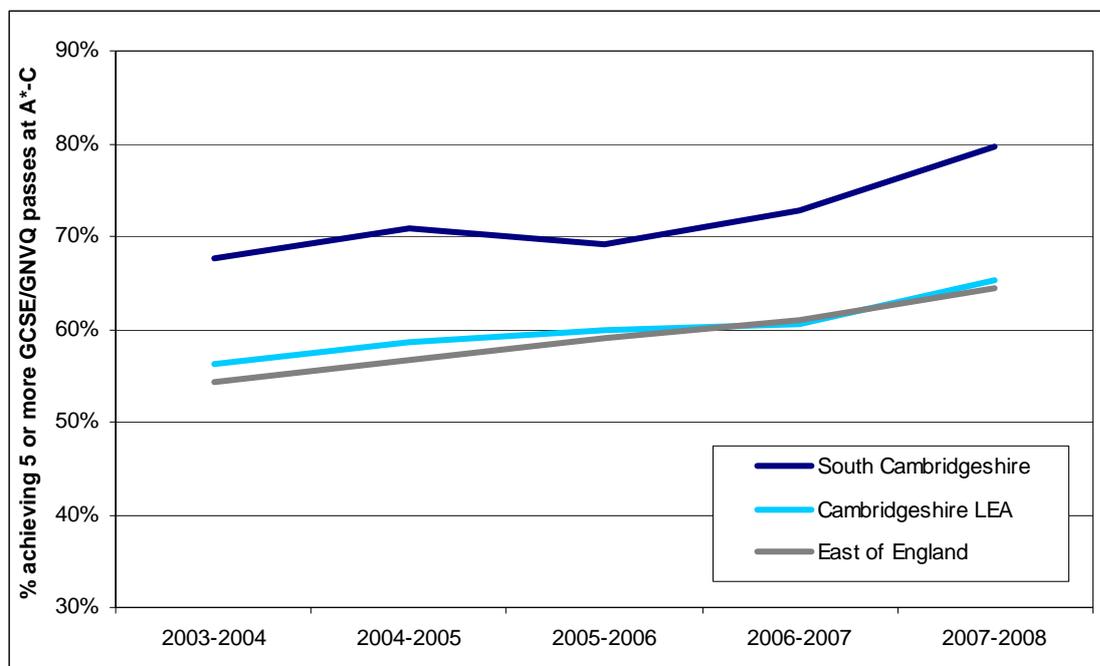
Source: NOMIS

- 4.164. In February 2009, 1,508 people were unemployed and claiming Job Seekers Allowance. This significant rise records the impact of the recession.
- 4.165. In the 2001 Census, 37.2% of residents aged 16-74 in employment were working within 5km of their home, or at home (**Indicator SE37**). This is lower than the East of England percentage of 46.5%. The reason for the difference is because South Cambridgeshire has a widespread population with concentrated areas of employment. The adopted Area Action Plans will start to address this with new development at the new town of Northstowe and on the edge of Cambridge which will encourage more people to live closer to their place of work.

**Sustainability Appraisal Objective 7.2**

Support appropriate investment in people, places, communications and other infrastructure.

Figure 4.78: % of all 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A\*-C grade (**Indicator SE38**)



[For full data, see figure A.19, appendix 3]

Source: Department for Children, Schools & Families

4.166. The percentage of students gaining 5 or more GCSE/GNVQ passes at A\*-C grade has generally risen to over the last five monitoring years. Figure 4.79 shows that students in South Cambridgeshire perform consistently higher than those in other areas of the county and region.

Figure 4.79: % of primary school pupils achieving Level 4 or higher in English, Maths and Science (**Indicator SE39**)

		2005	2006	2007	2008
English	South Cambridgeshire	88%	85%	87%	89%
	Cambridgeshire LEA	82%	82%	83%	84%
	East of England	79%	80%	80%	80%

		2005	2006	2007	2008
Maths	South Cambridgeshire	84%	84%	86%	85%
	Cambridgeshire LEA	78%	79%	79%	79%
	East of England	75%	76%	77%	78%

		2005	2006	2007	2008
Science	South Cambridgeshire	93%	92%	93%	95%
	Cambridgeshire LEA	90%	88%	89%	89%
	East of England	87%	87%	88%	87%

Source: Department for Children, Schools & Families

4.167. Primary school pupils in the district have performed very well in recent years with consistently high percentages of pupils obtaining Level 4 or higher in English, Maths and Science. Primary school pupils in the district are performing consistently higher than those in other areas of the county and region.

Figure 4.80: Average point score per student entered into GCE/VCE examinations (**Indicator SE40**)

	2006-2007	2007-2008
South Cambridgeshire	558.5	692.6
Cambridgeshire LEA	766.0	797.6
East of England	722.6	736.1

Source: Department for Children, Schools & Families

4.168. The average point score of students entered into GCE/VCE examinations in South Cambridgeshire is lower than that for Cambridgeshire or the East of England. Impington Village College is the only college within the district that offers post-16 education with the majority of students travelling to colleges outside the district.

Figure 4.81: % of resident population with NVQ level 1 (or equivalent) and above (**Indicator SE41**)

	2005	2006	2007	2008
<b>South Cambridgeshire</b>	86.0%	86.0%	84.7%	86.2%
<b>Cambridgeshire</b>	81.7%	80.1%	80.7%	81.7%
<b>Great Britain</b>	77.3%	77.7%	78.1%	78.9%

Source: NOMIS

4.169. The percentage of the resident population of the district with a NVQ level 1 or equivalent has remained generally consistent over the last four monitoring years. The percentage is slightly above that for Cambridgeshire and Great Britain.

4.170. Cambridgeshire County Council secured £413,300 for education from planning permissions granted by South Cambridgeshire District Council in the last monitoring year. The district also secured £333,694 for the provision of open space, public art and community facilities (**Indicator SE42**). See **Indicator LOF1** for the complete set of data and commentary.

### **Sustainability Appraisal Objective 7.3**

*Improve the efficiency, competitiveness, vitality and adaptability of the local economy.*

Figure 4.82: Annual net change in VAT registered firms (**Indicator SE43**)

	2000	2001	2002	2003	2004	2005	2006	2007
<b>Registrations</b>	515	455	525	560	475	510	480	620
<b>De-registrations</b>	400	350	340	425	375	360	390	400
<b>Business stock</b>	5,600	5,700	5,885	6,025	6,125	6,275	6,370	6,590
<b>Net gain</b>	115	105	185	135	100	150	90	220

Source: NOMIS

4.171. There has been a general increase in the number of VAT registered firms since 2000 and therefore there has been a general increase in the business stock in the district. This reflects the trend across the East of England with year on year increases in business stock.

Figure 4.83: Economic Activity Rate (**Indicator SE44**)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>South Cambridgeshire</b>	84.9%	85.6%	86.8%	85.6%	86.1%	84.2%	83.7%	86.8%
<b>Cambridgeshire</b>	83.0%	83.6%	84.3%	83.6%	81.3%	81.1%	83.5%	83.4%

Source: NOMIS

Figure 4.84: Number of people in employment (**Indicator SE45**)

	2005-2006	2006-2007	2007-2008	2008-2009
<b>Employed Residents</b>	72,700	72,000	71,700	74,100
<b>Workplace Population</b>	65,700	60,700	50,700	48,100

Source: Research Group – Cambridgeshire County Council

4.172. South Cambridgeshire has a successful economy with 86.8% of its working age population economically active in the last monitoring year. The district has a small imbalance of jobs and workers, as figure 4.85 shows that there are 74,100 residents in the district that are working, however there are only 48,100 workers employed in the district.

Figure 4.85: Industrial composition of employee jobs (**Indicator SE46**)

Industry Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007
<b>Manufacturing</b>	23.5%	23.6%	23.3%	22.6%	20.6%	20.0%	19.9%	17.2%	17.7%
<b>Construction</b>	5.3%	3.8%	3.9%	4.2%	3.7%	3.7%	4.7%	5.2%	5.5%
<b>Services</b>	68.1%	70.0%	70.1%	70.3%	73.1%	73.5%	72.8%	75.2%	74.1%
<b>- Distribution, Hotels &amp; Restaurants</b>	19.5%	18.0%	16.1%	18.8%	20.2%	21.6%	18.5%	17.3%	16.9%
<b>- Transport &amp; Communications</b>	3.5%	4.0%	4.5%	3.5%	3.4%	4.0%	3.4%	2.5%	2.0%
<b>- Banking, Finance &amp; Insurance</b>	22.5%	24.2%	26.3%	25.3%	27.0%	26.9%	25.4%	27.9%	27.9%
<b>- Public Admin, Education &amp; Health</b>	19.1%	19.9%	19.6%	18.1%	18.5%	17.3%	21.3%	23.1%	23.0%
<b>Other</b>	3.6%	3.9%	3.6%	4.6%	4.0%	3.7%	4.2%	4.4%	4.3%

Source: NOMIS

4.173. Since 1999, the proportion of jobs in the service industry in the district has increased, while the proportion of jobs in the manufacturing industry has decreased.



## Appendix 1: List of Indicators

### Core Output Indicators

	New Ref	Old Ref	Indicator Description	Page
Business Development & Town Centres	CO-BD1	CO1a	Amount and type of completed employment floorspace	46 & 47
	CO-BD2	CO1c	Amount and type of completed employment floorspace on previously developed land	50
	CO-BD3	CO1d	Amount and type of employment land available	51 & 52
	CO-BD4	CO4a & CO4b	Amount of completed floorspace for 'town centre uses'	56
Housing	CO-H1	CO2a	Plan periods and housing targets	21
	CO-H2(a)	CO2a	Net additional dwellings completed in previous years	19
	CO-H2(b)	CO2a	Net additional dwellings completed in the reporting year	19
	CO-H2(c)	CO2a	Net additional dwellings in future years	23
	CO-H2(d)	CO2a	Managed delivery target	23
	CO-H3	CO2b	% of new and converted dwellings completed on previously developed land	28
	CO-H4	-	Gypsy & Traveller pitches completed	36
	CO-H5	CO2d	Gross affordable housing completions	31
	CO-H6	-	Quality of new housing developments	45
Environmental Quality	CO-E1	CO7	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	70
	CO-E2	CO8(ii)	Change in areas of biodiversity importance	67
	CO-E3	CO9	(i) Renewable energy capacity installed by type; and (ii) Renewable energy capacity with planning permission by type	63 64

NOTE: In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor:

- the amount of completed retail, business and leisure development that complies with car parking standards set out in the LDF (previously **indicator 3a**); and
- the amount of eligible open spaces managed to Green Flag Award standard (previously **indicator 4c**).

The Council do not feel that it is necessary to continue monitoring this information and therefore these indicators are not reported on in this AMR.

## Local Output Indicators

	Ref	Indicator Description	Page
Housing	LOA1	Housing completions by number of bedrooms	43
	LOA2	Affordable housing completions by tenure	32
	LOA3	Affordable housing completions on rural exception sites	33
	LOA4	Unauthorised Gypsy & Traveller sites	37
	LOA5	Market housing completions on developments of up to 10 dwellings by number of bedrooms	44
	LOA6	Cumulative % of dwellings completed on previously developed land	27
	LOA7	Affordable housing completions as a % of all housing completions on sites of 2 or more dwellings	33
	LOA8	Affordable dwellings permitted as a % of all dwellings permitted	35
	CO2c → LOB2	Density of new housing developments on sites of 9 or more dwellings	29
	LOB3	Average density of new housing developments on sites of 9 or more dwellings	30
	LOE1	(i) Average size of housing developments split by settlement category; (ii) Largest housing development in each settlement category; and (iii) Total dwellings built by settlement category.	39-42
Employment, Community Facilities & Local Services	LOA9	Amount of committed floorspace for 'town centre uses'	57
	LOA10	Amount and type of completed employment land	47 & 48
	LOF1	Investment secured for infrastructure and community facilities through developer contributions	60
	CO1b → LOA11	Amount of completed employment floorspace on allocated land	48
	CO1e → LOA12	Amount of employment land lost	54
	CO1f → LOA13	Amount of employment land lost to residential development	54
	CO3b → LOB4	Amount of new residential development within 30 minutes public transport time of key services	58

	Ref	Indicator Description	Page
Built & Natural Environment	LOB1	Gains or losses of open space and outdoor recreation land resulting from new developments and percentage of planning permissions meeting open space standards	62
	LOE2	Amount of land adjacent to an Important Countryside Frontage that has been lost to development	65
	LOG1	Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures	71
	LOG2	Proportion of development proposals greater than 1,000 sqm of floorspace or 10 dwellings that are using renewable energy to provide at least 10% of their predicted energy requirements	64
	LOI1	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas	65
	CO8i → LOI2	Habitats and species affected by new developments	68
	LOJ1	Number of listed buildings and number that are at risk	69
	LOK1	Amount of inappropriate development completed in the Green Belt	66

## Area Action Plan Output Indicators

Until planning permissions are approved for these areas, it is not possible to include data on these indicators in the AMR.

	Ref	Indicator Description	Page
Northstowe	NS01	Total housing completions	n/a
	NS02	Housing density	n/a
	NS03	Housing mix: completions by number of bedrooms	n/a
	NS04	Employment land supply by type	n/a
	NS05	Distance to public transport	n/a
	NS06	Distance to public open space	n/a
Cambridge East	CE01	Total housing completions	n/a
	CE02	Housing density	n/a
	CE03	Housing mix: completions by number of bedrooms	n/a
	CE04	Employment land supply by type	n/a
	CE05	Distance to public transport	n/a
	CE06	Distance to public open space	n/a
	CE07	Renewable energy installed by type	n/a
	CE08	Investment secured for infrastructure and community facilities through developer contributions	n/a
Cambridge Southern Fringe	CSF01	Total housing completions	n/a
	CSF02	Housing density	n/a
	CSF03	Housing mix: completions by number of bedrooms	n/a
	CSF04	Employment land supply by type	n/a
	CSF05	Distance to public transport	n/a
	CSF06	Distance to public open space	n/a

## Significant Effect Indicators

	Ref	Indicator Description	Page
Land and Water Resources	SE1	% of new and converted dwellings completed on previously developed land	72
	SE2	Average density of new dwellings completed	72
	SE3	KWh of gas and electricity consumed per household per year	72 & 73
	SE4	Generating potential of renewable energy sources	73
	SE5	Water consumption per head per day	74
Biodiversity	SE6	% of Sites of Special Scientific Interest (SSSIs) in 'favourable' or 'unfavourable recovering' condition	75
	SE7	Total area designated as Sites of Special Scientific Interest (SSSIs)	75
	SE8	Area of Local Nature Reserves per 1,000 people	75
	SE9	Progress in achieving priority BAP targets	76
	SE10	% of Rights of Way that are easy to use	76
Landscape, Townscape and Archaeology	SE11	% of Listed Buildings classified as being at risk	77
	SE12	% of the total built-up area falling within Conservation Areas	77
	SE13	(i) Residents' satisfaction with the quality of the built environment; and (ii) % of residents 'very satisfied' or 'fairly satisfied' with their local area as a place to live	77
	SE14	% of new homes developed to Ecohomes 'good' or 'excellent' standard	78
Climate Change and Pollution	SE15	Carbon dioxide emissions per domestic property per year	79
	SE16	(i) Annual average concentration of nitrogen dioxide; and (ii) Annual mean number of days when nitrogen dioxide levels exceeded a daily mean of 50 µg/m <sup>3</sup>	79
	SE17	Number of motor vehicles crossing the outer cordon (bounded by the A14, M11 and extent of the built up area to south and east) of Cambridge during a 12 hour period	80
	SE18	% of main rivers of 'good' or 'fair' quality (chemical & biological)	80
	SE19	Household waste collected per person per year	81
	SE20	% of household waste collected which is recycled or composted	82
	SE21	Number of properties at risk to flooding	82

Healthy Communities	SE22	Life expectancy at birth	84
	SE23	% of residents with a limiting long-term illness	84
	SE24	Number of recorded crimes per 1,000 people	84
	SE25	(i) % of residents feeling 'safe' or 'fairly safe' after dark; and (ii) % of residents feeling 'very safe' or 'fairly safe' when outside in their local area after dark	85
	SE26	Hectares of strategic open space per 1,000 people	85
	SE27	Number of sports pitches available for public use per 1,000 people	86
Inclusive Communities	SE28	% of population by Core Strategy settlement category [formerly % of population in village categories 1-3 with access to a primary school, food shop, post office and public transport]	87
	SE29	(i) % of residents who feel their local area is harmonious; and (ii) % of residents that 'definitely agree' and 'tend to agree' that their local area is a place where people from different backgrounds get on well together	88
	SE30	Indices of multiple deprivation	88
	SE31	House price: earnings ratio	89
	SE32	Median gross household income	89
	SE33	% of all dwellings completed that are affordable	89
	SE34	(i) % of adults who feel they can influence decisions affecting their local area; and (ii) % of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area	90
	SE35	(i) % of adults who have provided support to others; and (ii) % of people who have participated in regular formal volunteering in last twelve months	90
Economic Activity	SE36	Number of people unemployed claiming Job Seekers Allowance	91
	SE37	% of residents aged 16-74 in employment and working within 5km of home or at home	91
	SE38	% of all 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A*-C grade	92
	SE39	% of primary school pupils achieving Level 4 or higher in English, Maths and Science	93
	SE40	Average point score per student entered into GCE/VCE examinations	93
	SE41	% of resident population with NVQ level 1 (or equivalent) and above	94
	SE42	Infrastructure investment	94
	SE43	Annual net change in VAT registered firms	94
	SE44	Economic Activity Rate	95
	SE45	Number of people in employment	95
SE46	Industrial composition of employee jobs	95	

## Appendix 2: Assessment of Land Supply Sites

### a. Allocations without Planning Permission

#### Cambridge East

- A.1. Cambridge East is a major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City. The two Councils jointly adopted the **Cambridge East Area Action Plan** in February 2008. The whole site is expected to deliver 10,000 - 12,000 dwellings. Early phases of development north of Newmarket Road and north of Cherry Hinton are expected to deliver dwellings by 2016. The airport land will come forward after 2016 once the Airport has relocated. The delivery of the early phases of development north of Newmarket Road and north of Cherry Hinton are not constrained by the relocation of Marshall Aerospace. The landowners have indicated, based on current master planning, that the site is expected to deliver 1,750 dwellings by 2016 within South Cambridgeshire. This is a reduction of 650 dwellings compared to predictions included in the housing trajectory published in the Annual Monitoring Report 2007-2008. The landowners have indicated that this change is a result of current market conditions and delays in the relocation of the various businesses on the site.

#### Trumpington Meadows (Cambridge Southern Fringe)

- A.2. Trumpington Meadows is a mixed-use development on the southern edge of Cambridge. The **Cambridge Southern Fringe Area Action Plan** was adopted in February 2008. The s106 agreement was signed and outline planning permission was granted on 9 October 2009. The site is expected to deliver 1,200 dwellings by 2016 on land straddling the South Cambridgeshire – Cambridge City boundary. The landowners / agents have indicated to the Council that the timetable of predicted completions as included in the **Annual Monitoring Report 2007-2008** should continue to be used.

#### Chesterton Sidings (Cambridge Northern Fringe East)

- A.3. In the submission draft **Site Specific Policies DPD**, Chesterton Sidings was expected to provide around 600 dwellings alongside a new multi-modal interchange station. However in May 2008, a report was published advising that the relocation of the Cambridge Waste Water Treatment Works will not be viable. Also since the Chesterton Sidings examination hearing for the **Site Specific Policies DPD**, Network Rail has announced their intention to retain a large part of Chesterton Sidings for train stabling. As a consequence of these conclusions, the proposals for Chesterton Sidings can no longer be relied on. There will be no housing allocation for this site in the adopted **Site Specific Policies DPD** as agreed by the Inspectors in their binding report and the site has therefore been removed from the housing trajectory.

## **North West Cambridge Area Action Plan area**

- A.4. South Cambridgeshire District Council and Cambridge City Council jointly adopted the **North West Cambridge Area Action Plan** in October 2009. The development, between Madingley Road and Huntingdon Road, will predominantly be for the long-term needs of Cambridge University. This will include key worker housing for University staff, student housing, new faculty buildings and research facilities and market housing. The housing trajectory included in the adopted AAP has been replicated in the housing trajectory included in this AMR.

## **Land between Huntingdon Road, Histon Road & the A14 (NIAB Extra)**

- A.5. The site is adjacent to the Cambridge City Council NIAB allocation and will be allocated in the **Site Specific Policies DPD**. The site is the principal additional allocation proposed by the Council to make up the housing shortfall identified by the Inspectors examining the submission draft DPD. The Inspectors agreed the allocation in their binding report, which indicates that the site has an approximate capacity of 1,100 dwellings, with 630 dwellings by 2016. The landowner / agent has indicated to the Council that they have nothing further to add to the information that is already in the public domain.

## **Orchard Park (formerly Arbury Park) – 3 additional land parcels**

- A.6. As a response to the housing shortfall identified by the Inspectors examining the **Site Specific Policies DPD**, the Council proposed an amendment to Policy SP/1 as set out in the submission draft DPD, to allow the development of additional land parcels for housing, in place of other uses. The Inspectors have agreed this amendment in their binding report. The additional parcels could provide 220 dwellings.
- A.7. The landowners of land parcels L2 and Com 4 have indicated to the Council that development could start on site in 2011, subject to obtaining detailed planning permission and sale to a housebuilder. The landowners have indicated that a further 50 dwellings could be provided; this increase in dwellings would need to be tested through the planning process and therefore has not been included in the housing trajectory.
- A.8. The landowners of land parcels Q and the HRCC have indicated to the Council that the timetable of predicted completions as included in the **Annual Monitoring Report 2007-2008** and which was confirmed in the Inspectors Report for the **Site Specific Policies DPD** should continue to be used.

## **Northstowe**

- A.9. Northstowe is a planned new settlement of 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The **Northstowe Area Action Plan** was adopted in July 2007, and a planning application has been submitted. Work is expected to start on site in 2011, and 2,450 dwellings are expected to be delivered by 2016.

### **Cambourne – extra density**

- A.10. Cambourne is a new settlement to the west of Cambridge; and was originally anticipated to provide approximately 3,000 dwellings with a 10% reserve. Changes to government policy now require higher minimum densities from new development to make more efficient use of land, and therefore the remaining areas at Cambourne should be developed at higher densities so that the average net density of the settlement as a whole is raised to 30 dwellings per ha. Around 950 dwellings can therefore be accommodated in the village framework; however the exact number will be agreed through master planning. A planning application to increase the capacity by 950 dwellings was submitted in August 2007. The Inspectors Report for the **Site Specific Policies DPD** confirms in principle that development at higher densities is appropriate. The developers have indicated to the Council that work could start on site in 2010 and be completed by 2018, subject to planning permission.

### **Fulbourn & Ida Darwin Hospitals**

- A.11. The site is designated as a major developed site in the Green Belt, and **Development Control Policy GB/4** allows the possibility for limited redevelopment. As a response to the housing shortfall identified by the Inspectors examining the **Site Specific Policies DPD**, the Council proposed a specific policy for the redevelopment of this site for housing and the relocation of the medical and related uses within the site. The Inspectors agreed the redevelopment of this site in their binding report. The site could provide up to 275 dwellings. The site will be developed in phases, starting with the relocation of the medical uses to the Fulbourn Hospital site. The landowner / agent has indicated to the Council that construction could start on site in 2012 and be completed by 2021.

### **Powell's Garage, Great Shelford**

- A.12. As a response to the housing shortfall identified by the Inspectors examining the **Site Specific Policies DPD**, the Council proposed the allocation of the site for residential development. The Inspectors agreed to the allocation of this site in their binding report. The site could provide 18 dwellings on previously developed land within the heart of the village. The landowner / agent has indicated to the Council that construction could start on site in late 2010 (subject to obtaining planning permission) and be completed by early 2012. The landowners / agents have indicated that a further 14 dwellings could be provided; this increase in dwellings would need to be tested through the planning process and therefore has not been included in the housing trajectory.

### **Papworth West Central**

- A.13. The **Site Specific Policies DPD** when adopted will allocate land west of Ermine Street in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre, as confirmed by the Inspectors Report. The site is expected to provide around 87 dwellings. The landowner / agent has indicated to the Council that development on site will not start until 2011, with development taking three years to complete. The scheme will be guided by the Papworth West Central Supplementary

Planning Document, which is currently being produced by the Council and other stakeholders.

### **Former Bayer Cropscience Site**

- A.14. The former Bayer Cropscience site is a brownfield redevelopment site located on the A10 near Hauxton. It will be an allocation in the adopted **Site Specific Policies DPD** as confirmed by the Inspectors Report; and allocated for sustainable mixed-use development. The Council's Planning Committee resolved to grant outline planning permission for up to 380 dwellings in October 2009. The developers / agents have indicated to the Council that site preparation works are expected to start in 2010 followed by development works in 2012. The site is contaminated and therefore remediation is required; it is estimated that remediation will take 12-18 months. The whole development is expected to be complete by 2018.

### **Rural Allocations in Villages without Planning Permission**

- A.15. The Council has five 'saved' Local Plan 2004 allocations without planning permission; of these, Bassingbourn 1 (north of High Street), Sawston 1 (land at Portobello Lane) and Willingham 1a (south of Berrycroft) are not expected to come forward for development and therefore have been excluded from the housing trajectory and five-year land supply.
- A.16. **'Saved' Local Plan allocation Caldecote 1:** the developers of the site have indicated to the Council that the site is available, achievable and viable. An outline planning application for 97 dwellings was submitted in September 2009. Subject to planning permission, development could start on site in 2010 and be completed by 2014.
- A.17. **'Saved' Local Plan allocation Impington 1 (north of Impington Lane):** the agents / landowners of the southern part of this site have indicated to the Council that the site is available for development (subject to obtaining planning permission) and that they intend to submit a planning application for around 35 dwellings in early 2010. A previous application was refused and the appeal dismissed in 2006, on grounds including that loss of employment and flooding issues had not been adequately overcome. A further application was refused on the southern part of the site in April 2008, on the grounds of design and access, provision of open space and loss of employment. Until the issues detailed above are resolved, it is not considered possible to say with certainty according to the requirements of **PPS3: Housing** that a suitable scheme can come forward. Therefore no dwellings on this site have been included in the trajectory at this stage.
- A.18. The northern part of the site is in separate ownership and the Council have had no indication from the landowner that the site is available for development.

## b. Existing Permissions

### Cambourne

- A.19. The new settlement at Cambourne is under construction. The settlement was granted outline planning permission in April 1994 for approximately 3,000 dwellings with a 10% reserve. The development permitted under the outline planning permission is expected to be completed by 2014.

### Cambridge Northern Fringe West: Orchard Park (formerly Arbury Park)

- A.20. Orchard Park (formerly Arbury Park) is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was allocated in the Local Plan 2004, and received outline planning permission in June 2005. The development is expected to be completed by 2013.

### Rural Allocations in Villages with Planning Permission

- A.21. **Girton 1 (north of Thornton Road):** the site has detailed planning permission for 222 dwellings. There are 11 affordable dwellings that have not yet been completed; it is anticipated that construction of these dwellings will start in May 2010 and that they will be completed in May 2011. The site also has detailed planning permission for 76 close care flats, which was granted in March 2009. The landowners of this area of the site have indicated that work will start on site in April 2010 (subject to securing grant funding) and be completed by April 2012.
- A.22. **Longstanton 1 (north of Over Road):** the site has planning permission for 510 dwellings following the demolition of 2 existing dwellings. Phase 1 (91 dwellings following the demolition of 2 existing dwellings) has been completed. At March 2009, 25 dwellings on phase 2 (173 dwellings) had not been started. The developers of phase 2 have indicated that construction of these remaining dwellings will start in January 2010 and be completed in June 2011. The landowners / developers / agents of phase 3a (87 dwellings) have indicated to the Council that the timetable of predicted completions as included in the **Annual Monitoring Report 2007-2008** should continue to be used. The Council has been unable to contact the developers / landowners / agents of phase 3b (159 dwellings), and therefore the timetable of predicted completions as included in the **Annual Monitoring Report 2007-2008** has been used, reflecting the views of other developers on this site regarding delivery.
- A.23. **Meldreth 1 (north of Chiswick End):** the site was granted outline planning permission for 20 dwellings in February 2007. The agents of this site have indicated that it is the landowner's intention to apply for an extension to the time limit for the submission of a reserved matters application as the current markets conditions have prevented the sale of the site to a housing developer.
- A.24. **Papworth 3a (east of Ermine Street South):** the site has detailed planning permission for 135 new dwellings following the demolition of 14 existing dwellings. At March 2009, 5 dwellings were still under construction. The developers have indicated

to the Council that the outstanding dwellings will be completed by April 2010 and that the delay in completion was a result of the change in market conditions.

- A.25. **Papworth Everard 3c / Site Specific Policies Policy SP/6 site d (west of Ermine Street South):** the site has detailed planning permission for 365 dwellings following the demolition of some existing dwellings. The developers of the southern section of the site have indicated to the Council that development will start on site in January 2010 and be completed by December 2013. The developers of the northern section of the site have indicated to the Council that development works will start on site in early 2010 and that it is anticipated that the site will be completed by 2015.
- A.26. **Steeple Morden 1 (north of Ashwell Road):** the site has planning permission for 12 dwellings. At March 2009, 7 dwellings had been built and 5 dwellings had not been started. The Council has been unable to contact the developer(s) of the outstanding dwellings.
- A.27. **Waterbeach 1 (north of Bannold Road):** the site has planning permission for 100 dwellings, and work started on site in April 2008. Subject to market conditions, the developers anticipate that the site will be completed in 2011.

#### **'Estate sized' (9 or more dwellings) Windfall Sites**

- A.28. **Land adjacent to Home Farm House, High Ditch Road, Fen Ditton (S/0970/05):** the site has planning permission for 11 dwellings. The site was completed in 2009, and the houses are currently for sale.
- A.29. **Hall Farm, School Lane, Fulbourn (S/2164/06):** the site has planning permission for 9 dwellings. At March 2009, 3 dwellings were built and 6 dwellings were still under construction. It is understood that the developer of this site has gone into administration.
- A.30. **Land at Southgate Farm, Chesterton Fen Road, Milton (S/1653/07):** the site has planning permission for 26 gypsy pitches.
- A.31. **Land at Livanos House, Granhams Close, Great Shelford (S/1581/04 & S/1191/07):** The site has planning permission for 98 dwellings and construction has started on site. The agents have indicated to the Council that the development is anticipated to be complete by Easter 2011.
- A.32. **Land at 18 High Street (accessed from Orchard Close), Harston (S/1903/07):** the site has planning permission for 14 dwellings following the demolition of the existing dwelling. The developer has indicated to the Council that work will start on site in 2010 and that the development is expected to be complete by 2011. Market conditions have delayed the start on site.
- A.33. **Land rear of 15-17 Mill Road, Impington (S/2504/04):** the site has planning permission for 13 dwellings following the demolition of the existing 2 dwellings. The developer has indicated to the Council that the development is likely to be completed by January 2010.

- A.34. **Land at Moorlands Residential Home, The Moor, Melbourn (S/0727/06)**: the site has planning permission for 54 dwellings and demolition of the existing residential home. The development was completed in May 2009.
- A.35. **Land at Moores Farm, Fowlmere Road, Foxton (S/1946/04)**: the site has outline planning permission for 14 dwellings. The landowner / agent has indicated to the Council that work will start on site in 2011 and be completed by 2012, subject to viability, the approval of detailed planning permission and an improvement in market conditions.
- A.36. **Land at Thomas Road, Fulbourn (S/1643/07)**: the site has planning permission for 29 dwellings following demolition of some existing buildings. The development was completed in September 2009.
- A.37. **Windmill Estate, Fulbourn (S/0987/07 & S/0986/07)**: the site has outline planning permission for 153 dwellings following the demolition of 85 dwellings. The site also has detailed planning permission for 120 dwellings following the demolition of 79 dwellings. At March 2009, 20 existing dwellings had been demolished, 2 dwellings had been built and 43 dwellings were under construction. The developers have indicated to the Council that phase 1 is expected to be complete by March 2011. The developers have also indicated to the Council that a revised planning application for phase 2 will be submitted to amend the number of dwellings; this phase is expected to be complete by April 2015.
- A.38. **17-34 Flaxfields, Linton (S/1327/07)**: the site has planning permission for 40 dwellings and a guest suite following demolition of the existing dwellings. Construction has started on site, and the development is expected to be finished in February 2010.
- A.39. **Land rear of 13-17 High Street, Over (S/1114/06)**: the site has planning permission for 28 dwellings. The developers have indicated to the Council that work started on site in October 2009, and is likely to be complete by August 2010.
- A.40. **Land to the rear of 16 Station Road West, Whittlesford (S/0572/09 & S/1574/07)**: the site has planning permission for 18 dwellings. The developers have indicated to the Council that work is likely to start on site in Autumn 2009 and be completed by 2011.
- A.41. **37 Rockmill End, Willingham (S/2196/06)**: the site has planning permission for 9 dwellings following the demolition of the existing dwelling. At March 2009, 6 dwellings were under construction, 3 dwellings were not started and the existing dwelling had not been demolished. It is understood that the developer of this site has gone into administration. The unfinished site is currently for sale.
- A.42. **Land off Spong Drove and Rockmill End, Willingham (S/2125/07)**: the site has planning permission for 19 affordable dwellings. At March 2009, no construction had started on site. It is anticipated that the site will be complete in September 2010, subject to the resolution outstanding issues.

- A.43. **6 Woollards Lane, Great Shelford (S/1282/07)**: the site has planning permission for 9 age restricted apartments following the demolition of the existing dwelling. At March 2009, no construction had started on site. It is understood that the site has been sold and is being occupied by the owners. Therefore no dwellings on this site have been included in the housing trajectory.
- A.44. **Land at 52 Harlton Road, Little Eversden (S/0629/08)**: the site has planning permission for 10 affordable dwellings. The site is under construction and the development is expected to be completed in December 2009.
- A.45. **Land at The Valley, Comberton (S/1592/08)**: the site has planning permission for 11 dwellings. It is anticipated that that development will start on site in January 2010 and be completed by January 2011.
- A.46. **Land rear of Newdigate House, Horseheath Road, Linton (S/1640/08)**: the site has planning permission for 11 dwellings. The site is under construction and the development is expected to be completed by March 2010.
- A.47. **Land off Orchard Close and rear of 73, Rampton Road, Cottenham (S1840/08)**: the site has planning permission for 12 dwellings. The site is under construction and the development is expected to be completed by February 2010.
- A.48. **Land opposite 69 The Causeway, Bassingbourn (S/1614/08)**: the site has planning permission for 20 affordable dwellings. The site is under construction and the development is expected to be completed by August 2010.
- A.49. **Land at Sawston Health Centre, Link Road, Sawston (S/1319/08)**: the site has planning permission for 22 flats following the demolition of the existing health centre. The site is under construction and the development is expected to be completed by March 2010.
- A.50. **Land at Silverdale Avenue, Coton (S/0565/07)**: the site has planning permission for 28 dwellings following the demolition of 14 existing dwellings. It is anticipated that the development will be completed by the end of 2009.
- A.51. **Former Unwins site, Impington Lane, Impington (S/1356/08)**: the site has planning permission for 35 dwellings including 14 affordable dwellings. A planning application has been submitted to replace two affordable houses with a single larger affordable house, which will reduce the overall total of the development to 34 dwellings. The landowner / agent has indicated to the Council that construction will start on site in Spring 2010 and be completed by Autumn 2011.

#### **Small Sites (8 or less dwellings)**

- A.52. At March 2009, 108 dwellings were on small sites already under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, however as the majority of dwellings are under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be complete within two years.

A.53. At March 2009, 333 dwellings were on small sites not under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used; 300 dwellings are therefore anticipated to be complete within 5 years.

**c. Planning Applications where Decision to Grant Planning Permission for 9 or more Dwellings Awaiting the Signing of a s106 Agreement**

A.54. The Inspectors examining the Council's suite of six DPDs concluded that the Council could not include a windfall allowance in its housing trajectory as a result of the changes to **PPS3: Housing** made after the DPDs had been submitted. The effect of removing the windfall allowance is that all new planning permissions on unidentified development sites count towards housing supply, rather than simply replacing the windfall allowance as time passes. The housing trajectory therefore includes five sites where the Council has resolved to grant planning permission subject to the signing of a s106 agreement. These five sites could provide 279 dwellings.

A.55. **North of Challis Green, Barrington (S/0005/07)**: the Council's planning committee gave officers delegated powers to approve the application for 40 affordable dwellings. It is currently awaiting the completion of a s106 agreement. The landowner / agent has indicated to the Council that subject to planning permission construction could start on site in 2010 as the dwellings are for an identified need. It is therefore possible that completions could come forward a year earlier than anticipated in the housing trajectory.

A.56. **Land west of Longstanton (S/1970/07)**: the Council's planning committee has approved an application to increase the site to 546 dwellings subject to the prior completion of a s106 agreement. This will provide an additional 36 dwellings. The Council has been unable to contact the landowner / agent, and therefore the timetable of predicted completions as included in the **Annual Monitoring Report 2007-2008** has been used, reflecting the views of other developers on this site regarding delivery.

A.57. **Former EDF Depot & Training Centre, Ely Road, Milton (S/1601/08)**: the Council's planning committee gave officers delegated powers to approve the outline application subject to the Secretary of State not calling the application in for determination. The application was not called in and outline planning permission was granted on 17 November 2009. The proposal is for the demolition of existing buildings and the construction of 101 retirement units (including restoration of North Lodge to form one retirement unit), one wardens unit, visitor accommodation, facilities building, open space and landscaping. The landowner / agent has indicated to the Council that subject to planning permission being granted in a timely manner preliminary works

could start on site in early 2010, construction could start on site in mid 2010 and be completed by 2012.

- A.58. **Station Road, Gamlingay (S/1771/08)**: the Council's planning committee gave officers delegated powers to approve the application subject to the Secretary of State not calling the application in for determination. The application has not been called in and it is currently awaiting the completion of a s106 agreement. The application is for a mixed use development comprising of housing, employment and open space. The landowner / agent has indicated to the Council that construction could start on site in 2011 and be completed by 2014.
- A.59 **Land south of 8-14 Station Road West, Duxford (S/2066/08 & S/0990/09)**: the Council's planning committee approved an outline planning application in March 2009 for the construction of 18 dwellings following the demolition of the existing dwelling at 8 Station Road West. A decision notice was issued on 9 April 2009. Detailed planning permission was granted on 8 October 2009. The landowner / agent has indicated to the Council that preliminary works such as site clearance have already commenced and that the development is anticipated to be completed by Easter 2011.

## Appendix 3: Data for Indicators

### a. Core Output Indicators

Figure A.1: Gross amount and type of completed employment floorspace (sqm) (**Indicator CO-BD1i**)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	650	64,544	63,332	8,686	25,126	5,880	168,218
2002-2003	320	14,675	37,779	2,229	3,217	5,187	63,407
2003-2004	1,328	12,196	17,114	2,030	2,266	5,716	40,650
2004-2005	0	5,433	14,958	3,000	3,094	3,528	30,013
2005-2006	448	9,314	7,356	11,437	5,999	10,027	44,581
2006-2007	0	11,670	5,299	5,646	14,540	1,263	38,418
2007-2008	546	5,755	8,557	4,971	7,937	17,811	45,577
2008-2009	4,113	17,566	45,588	8,008	4,782	10,081	90,138
<b>TOTAL</b>	<b>7,405</b>	<b>141,153</b>	<b>199,983</b>	<b>46,007</b>	<b>66,961</b>	<b>59,493</b>	<b>521,002</b>

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.2: Gross amount and type of employment land (ha) available with planning permission at 31 March 2009 (**Indicator CO-BD3i**)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction	Total (with planning permission)
B1	3.97	4.50	0.00	8.47
B1a	6.16	12.97	1.78	20.91
B1b	19.91	13.88	0.70	34.49
B1c	1.48	6.73	0.05	8.26
B2	3.18	5.74	0.00	8.92
B8	0.57	4.36	2.81	7.74
<b>Total</b>	<b>35.27</b>	<b>48.18</b>	<b>5.34</b>	<b>88.79</b>

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.3: Percentage of dwellings completed on Previously Developed Land (**Indicator CO-H3**)

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
25.7%	21.4%	27.8%	26.5%	33.2%	28.9%	23.6%	39.6%	28.0%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.4: Gypsy & Traveller pitches completed (**Indicator CO-H4**)

	Permanent Pitches		Transit Pitches	
	Private	Public	Private	Public
1999-2001	18	0	0	0
2001-2002	19	0	0	0
2002-2003	17	0	0	0
2003-2004	7	0	0	0
2004-2005	8	0	0	0
2005-2006	3	0	0	0
2006-2007	1	0	0	0
2007-2008	4	0	0	1
2008-2009	8	0	0	0
<b>Total</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>1</b>

At 31 March 2009, a further 77 Gypsy & Traveller pitches had temporary planning permission (time limited) and a further 26 Gypsy & Traveller pitches with permanent planning permission had not been implemented.

Source: Planning & Sustainable Communities – South Cambridgeshire District Council; Research & Monitoring – Cambridgeshire County Council

Figure A.5: Affordable housing completions (**Indicator CO-H5**)

	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>Net</b>	142 (8.7%)	38 (6.9%)	127 (18.8%)	271 (25.9%)	115 (17.9%)	285 (30.4%)	238 (22.9%)	463 (34.2%)	274 (38.6%)
<b>Gross</b>	142 (9.0%)	38 (7.3%)	127 (19.4%)	259 (26.5%)	95 (16.7%)	283 (32.3%)	169 (18.3%)	459 (35.6%)	222 (36.1%)
<b>Acquisitions</b>	unknown	unknown	unknown	unknown	unknown	unknown	unknown	unknown	19

Source: Research & Monitoring – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

## b. Local Output Indicators

Figure A.6: Percentage of housing completions by number of bedrooms (**Indicator LOA1**)

	1 or 2 bedrooms	3 bedrooms	4 or more bedrooms	unknown
1999-2001	23.0	22.7	49.3	5.1
2001-2002	18.8	26.7	47.5	6.9
2002-2003	30.9	34.1	32.1	3.0
2003-2004	34.9	37.3	26.0	1.7
2004-2005	31.7	35.9	29.2	3.3
2005-2006	39.1	34.5	23.5	3.0
2006-2007	34.2	30.2	35.2	0.5
2007-2008	47.2	19.9	31.4	1.6
2008-2009	47.9	30.7	20.1	1.3

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.7: Affordable housing completions by tenure (**Indicator LOA2**)

	Social rented	Intermediate housing
2004-2005	81%	19%
2005-2006	52%	48%
2006-2007	51%	49%
2007-2008	65%	35%
2008-2009	67%	33%

Source: Research & Monitoring – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

Figure A.8: Market housing completions on developments of up to 10 dwellings by number of bedrooms (**Indicator LOA5**)

	2006-2007	2007-2008	2008-2009
<b>1 or 2 bedrooms</b>	29%	27%	36%
<b>3 bedrooms</b>	27%	23%	26%
<b>4 or more bedrooms</b>	45%	49%	37%
<b>unknown</b>	0%	2%	1%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.9: Cumulative percentage of dwellings completed on PDL (**Indicator LOA6**)

1999-2001	1999-2002	1999-2003	1999-2004	1999-2005	1999-2006	1999-2007	1999-2008	1999-2009
25.7%	24.6%	25.3%	25.7%	26.7%	27.1%	26.5%	28.8%	28.7%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.10: Gross amount and type of completed employment land (ha) (**Indicator LOA10i**)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
<b>1999-2002</b>	0.61	18.36	15.67	2.55	7.03	1.30	<b>45.51</b>
<b>2002-2003</b>	0.03	4.90	10.42	1.04	0.65	0.87	<b>17.92</b>
<b>2003-2004</b>	0.33	6.89	3.97	0.75	0.35	0.93	<b>13.22</b>
<b>2004-2005</b>	0.00	2.33	6.65	2.16	0.57	1.73	<b>13.45</b>
<b>2005-2006</b>	0.05	1.93	4.05	3.63	2.65	3.24	<b>15.56</b>
<b>2006-2007</b>	0.00	3.01	1.01	1.81	4.63	1.46	<b>11.91</b>
<b>2007-2008</b>	0.22	2.19	1.92	1.38	2.04	8.80	<b>16.56</b>
<b>2008-2009</b>	0.74	6.23	11.70	2.03	1.34	6.88	<b>28.93</b>
<b>TOTAL</b>	<b>1.98</b>	<b>45.85</b>	<b>55.40</b>	<b>15.35</b>	<b>19.26</b>	<b>25.22</b>	<b>163.05</b>

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.11: Density of new housing developments on sites of 9 or more dwellings  
(Indicator LOB2)

	Less than 30 dph	Between 30 dph and 50 dph	More than 50 dph
1999-2001	69%	23%	8%
2001-2002	49%	51%	0%
2002-2003	84%	12%	5%
2003-2004	42%	34%	24%
2004-2005	39%	35%	27%
2005-2006	25%	48%	28%
2006-2007	27%	67%	6%
2007-2008	32%	47%	21%
2008-2009	32%	50%	18%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.12: Average size of housing developments (dwellings) split by settlement category (Indicator LOE1i)

	All Dwellings			
	Built: 2006 - 2007	Built: 2007 - 2008	Built: 2008 - 2009	Under construction at March 2009
Edge of Cambridge	34.8	31.1	31.7	88.0
Rural Centres	16.8	20.9	21.5	37.2
Minor Rural Centres	7.6	6.9	9.2	18.8
Group Villages	8.9	6.8	6.3	2.4
Infill Villages	3.4	3.2	2.1	1.4
Outside Village Frameworks	5.9	5.6	4.5	2.0

	Excluding Dwellings on Allocated Land			
	Built: 2006 - 2007	Built: 2007 - 2008	Built: 2008 - 2009	Under construction at March 2009
Edge of Cambridge	0.0	9.0	1.0	0.0
Rural Centres	5.8	6.4	9.7	37.2
Minor Rural Centres	2.4	4.0	5.5	7.1
Group Villages	2.5	2.1	2.0	2.4
Infill Villages	1.7	1.8	2.1	1.4
Outside Village Frameworks	5.9	5.6	4.5	2.0

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.13: Total dwellings built by settlement category (Indicator LOE1iii)

	2006-2007	2007-2008	2008-2009
Edge of Cambridge	100	316	156
Rural Centres	260	362	214
Minor Rural Centres	141	166	57
Group Villages	229	211	70
Infill Villages	69	62	30
Outside Village Frameworks	125	174	88

Source: Research & Monitoring – Cambridgeshire County Council

### c. Significant Effects Indicators

Figure A.14: KWh (kilowatt hours) of gas consumed per household per year (**Indicator SE3i**)

	2001	2002	2003	2004	2005	2006	2007
South Cambridgeshire	20,291	20,609	20,829	20,068	19,691	18,832	18,290
Cambridgeshire	20,021	20,331	20,484	19,164	18,731	17,987	17,473

Source: Department for Business, Enterprise and Regulatory Reform

Figure A.15: KWh (kilowatt hours) of electricity consumed per household per year (**Indicator SE3ii**)

	2003	2004	2005	2006	2007
South Cambridgeshire	5,621	5,615	5,506	5,353	5,291
Cambridgeshire	5,147	5,185	5,032	4,947	4,849

Source: Department for Business, Enterprise and Regulatory Reform

Figure A.16: Water consumption per head per day (**Indicator SE5**)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
Cambridge Water Company	141	142	151	148	148	141	136	137
Industry Average	150	150	154	150	151	148	148	146

Source: Ofwat

Figure A.17: Household waste collected per person per year (**Indicator SE19**)

2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
354 kg	356 kg	422 kg	434 kg	448 kg	442 kg	427 kg

Source: South Cambridgeshire District Council

Figure A.18: % household waste collected which is recycled or composted (**Indicator SE20**)

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
<b>Composted</b>	5.3%	8.8%	29.0%	31.3%	32.7%	34.3%	34.8%
<b>Recycled</b>	18.3%	19.6%	17.8%	18.1%	18.2%	18.6%	18.9%

Source: South Cambridgeshire District Council

Figure A.19: % of all 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A\*-C grade (**Indicator SE38**)

	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2003-2004
<b>South Cambridgeshire</b>	67.6%	70.8%	69.2%	72.7%	79.7%	67.6%
<b>Cambridgeshire LEA</b>	56.2%	58.5%	60.0%	60.6%	65.2%	56.2%
<b>East of England</b>	54.4%	56.6%	59.0%	60.9%	64.4%	54.4%

Source: Department for Children, Schools and Families





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