



**South
Cambridgeshire
District Council**

Local Development Framework

South Cambridgeshire Annual Monitoring Report 2009 - 2010

December 2010

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South Cambridgeshire Annual Monitoring Report

December 2010

Covering the period 1st April 2009 – 31st March 2010

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1. Executive Summary

a. Progress against the Local Development Scheme

- 1.1. The revised Local Development Scheme (LDS) adopted by the Council in March 2009 (but not formally approved by GO-EAST) for the 3 year period from 2009 – 2012 sets out the timetable for the production of planning policy documents that the Council was progressing during the monitoring year.
- 1.2. The following Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) were adopted on time or within 2 months of the milestones set out in the March 2009 LDS:
 - **North West Cambridge AAP;**
 - **Site Specific Policies DPD;**
 - **Affordable Housing SPD;**
 - **District Design Guide SPD;**
 - **Landscape in New Developments SPD;**
 - **Biodiversity SPD;** and
 - **Listed Buildings SPD.**

Also the **Statement of Community Involvement** was adopted a month before the milestone set out in the March 2009 LDS.

- 1.3. A number of DPDs and SPDs did not meet their milestones; these are the **Gypsy & Traveller DPD**, review of the **Core Strategy**, and **Planning Obligations SPD**. Revised programmes for preparation of these plans will be included in a new LDS to be prepared once the Localism Bill has been published and its effects on, and implications for, the plan making system are better understood.
- 1.4. The Council has also made a start in preparing the following SPDs that are not listed in the March 2009 LDS:
 - **Orchard Park Design Guidance SPD;**
 - **Fen Drayton Former Land Settlement Association Estate SPD;**
 - **Health Impact Assessment SPD;** and
 - **Papworth Everard West Central 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 Local Development Framework (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 year, 610 net additional dwellings were completed in South Cambridgeshire; this is an under performance of only 21 dwellings compared to the number predicted in the housing trajectory included in the **Annual Monitoring Report 2008-2009**.
- 1.8. The housing trajectory shows that 14,541 dwellings are planned to be delivered between 1999 and 2016; this is 27.3% (5,459 dwellings) below the target set out in **Core Strategy Policy ST/2**. The housing trajectory also shows that 18,186 dwellings are planned to be provided between 2001 and 2021; this is 22.6% (5,314 dwellings) below the target set out in **East of England Plan Policy H1**.
- 1.9. The housing trajectory shows that 5,155 dwellings are expected to be provided in the district between 2011 and 2016 on the basis of current planned development. This gives 2.7 years of land supply based on the **Core Strategy Policy ST/2** requirement, or 54.4% of the five year supply. However, based on the more recent **East of England Plan Policy H1** requirement (published in May 2008), this gives 3.4 years of land supply or 68.8% of the five year supply.
- 1.10. The shortfalls against all targets in both the short and longer term are largely due to: the consequences of the housing market downturn on actual completions and development start dates over the last few years; and seeking to take a realistic approach over the delivery of the development strategy during the six remaining years of the plan period. Although the major developments are all now allocated, a number of unforeseen factors have arisen that have significant implications for delivery of these major developments, in particular the housing market downturn as a result of the recession, the Government's withdrawal of funding for the A14 improvements between Ellington and Fen Ditton, and an announcement by Marshall that the relocation of Cambridge Airport will not happen in the immediate future as there are currently no suitable relocation options. Marshall has recently advised that this is likely to mean no relocation before 2031. Development on two smaller phases within Cambridge East can take place without the Airport and this is being explored with the landowners, but the likely timing of development has implications for previously anticipated delivery in the period to 2016. Current uncertainty over future delivery due to these various factors means that it is particularly difficult for landowners and the development industry to provide predicted future housing completions to inform the housing trajectory.
- 1.11. The scale of the likely shortfall is recognised to be significant and not within the limits of additional houses that will be delivered by future 'windfall' sites, which the Council can count towards its housing target once they have planning permission. Whilst not being complacent, the demand for much of the planned housing growth is driven by the growth of the local economy which has slowed during the recession. Nevertheless, the Council is taking all best efforts to help bring forward development, particularly on the major sites that will have greatest impact on land supply. We remain committed to the planned development strategy and believe it is the best strategy to serve the Cambridge area and support the continued economic success of the area. The deliverability of the approved strategy and any revisions that may

prove to be necessary to be made to it in the light of considering and identifying a local housing target for the period to 2031 to replace the regional plan once it falls away will be addressed through the planned **review of the Core Strategy**.

- 1.12. In the last monitoring year, 51% of dwellings completed were on previously developed land (PDL), however, 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**. In the last monitoring year, significant affordable housing redevelopment schemes such as the Windmill Estate, Fulbourn; Flaxfields, Linton; and Silverdale Avenue, Coton have contributed to the completions on PDL, whilst the number of completions on 'greenfield' sites such as Orchard Park and Cambourne has fallen compared to previous years. 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 6.4 times median earnings in the last 11 years. In 2009-2010, 281 new affordable dwellings were completed; this amounts to 41% of all new dwellings completed. The high proportions of affordable dwellings completed in recent years, are partly the result of the changing housing market conditions. Market housing completions have fallen in recent monitoring years due to the housing market downturn, however affordable housing completions have continued to be completed using funding secured before the recession, therefore the proportions of affordable dwellings completed have risen. This is likely to change in future with the cuts in government spending. The majority of planning permissions granted have secured in the order of 40% affordable housing, apart from Bayer Cropscience where a 70 unit extra care scheme will be provided instead of general needs affordable housing. Affordable housing exception sites provided 33 new affordable dwellings in the last monitoring year.
- 1.14. Between January 2006 and March 2010, 14 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, with the provision of permanent pitches to meet identified need.
- 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, the larger villages for residential development; this strategy was changed at the district level by the adoption of the **Core Strategy**. The beginnings of this change can be seen in the increase in proportion of completions on the edge of Cambridge and the decrease in the proportion of completions in Infill and Group Villages. Early effects of the change in the development strategy can also be seen in the decreasing size of developments completed on allocated land in the Group and Infill villages and increasing size of developments completed on allocated land on the edge of Cambridge.

Business

- 1.16. In the last monitoring year, business completions, both in terms of the amount of floorspace and land, are the lowest recorded in the last 11 years. This is a significant fall from the previous monitoring year (2008-2009), which recorded the highest business completions in the last 11 years, almost 7 times the amount recorded in 2009-2010. This change is reflection of the consequences of the economic downturn and a decline in the number of speculative business developments completed.
- 1.17. The continued success of policies supporting research and development, hi tech and biotech industries in the district can be seen in the business completions figures. Over the last 11 years, a net increase of 188,326 sqm of B1b (research & development use) has been completed, largely at research parks such as Granta Park (Great Abington), Cambridge Research Park (Landbeach) and the Wellcome Institute (Hinxton).
- 1.18. In the last monitoring year there was a significant increase in the amount of employment land lost; this is the result of the clearance of the former Bayer CropScience Site at Hauxton which has resulted in the loss of 13.93 ha of employment land.
- 1.19. South Cambridgeshire has a large supply of business land with planning permission; at 31 March 2010 this amounted to 113.43 ha, and of this nearly 70% had detailed planning permission. The majority of this land has planning permission for B1b (research and development) use, at sites such as Granta Park, the Babraham Institute at Babraham Hall, and the Wellcome Trust at Hinxton Hall.

Energy and the Environment

- 1.20. The Council is committed to reducing the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. In recent years, 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.
- 1.21. In the last six 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, six proposals for inappropriate development in the Green Belt have been completed. All these proposals were allowed for site specific reasons that were considered to outweigh the harm to the Green Belt.
- 1.22. In the last monitoring year, a new County Wildlife Site at Harston Orchard 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: input into the design of Trumpington Meadows Country Park set to deliver 60ha of semi-natural habitats adjacent to the River Cam; delivered habitat enhancement for the water voles on Rivers Shep and Mel; and attracted national acclaim through its efforts to conserve the population of swifts and house sparrows through the Fulbourn Swift Conservation Project.

Education, Health and Quality of Life

- 1.23. 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 and GCSEs.

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 well advanced in the preparation of its LDF, and currently has an adopted Statement of Community Involvement (SCI), seven adopted DPDs, one DPD in preparation, ten adopted SPDs and a further four SPDs in preparation. As the DPDs have been adopted they have replaced the **Local Plan 2004** 'saved' policies. Only one 'saved' policy remains in force (**Policy CNF6**), which will be superseded by the **Gypsy & Traveller DPD** when it is adopted. 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 2009 to 31 March 2010.

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 LDS at the start of the monitoring period (1 April 2009) was the LDS adopted in July 2007 for the 3-year period from April 2007 – March 2010. The Council subsequently submitted a revised LDS to the Government Office for the East of England (GO-EAST) in March 2009 that set out the timetable of plan making for the 3-year period from 2009 – 2012; however the LDS was not formally approved by GO-EAST.
- 3.3. The July 2007 adopted LDS was significantly out of date at the start of the monitoring period due to the timetables for the two Development Plan Documents (DPDs) still in production (**North West Cambridge AAP** and **Site Specific Policies DPD**) being amended to reflect the additional work required by the Inspectors examining the Council's submitted plans. This additional work involved consultation on a larger site footprint and responding to the identified housing shortfall. Also as a consequence of the additional work, the timetables for the Supplementary Planning Documents (SPDs) were either unachievable due to a lack of resources (time and people) within the Planning Policy team or due to the delayed adoption of the 'parent' DPD. The timetable for the review of the **Core Strategy** was also premature as a result of the delayed preparation and adoption of the first set of DPDs. It is therefore not reasonable to assess the Council's progress in producing its new planning policy documents against this adopted LDS timetable.
- 3.4. The revised LDS adopted by the Council in March 2009 for the 3 year period from 2009 – 2012 sets out the timetable that the Council was progressing during the monitoring year. This LDS incorporates the revised changes to the timetables for the two DPDs still in production, the review of the **Core Strategy** and the SPDs. It is therefore more reasonable to assess the Council's progress in producing its new planning policy documents against the milestones in the March 2009 LDS.
- 3.5. The commentary set out below and summarised in figure 3.1 shows progress against the milestones for each of the DPDs and SPDs listed in the March 2009 LDS.
- 3.6. The following DPDs and SPDs were adopted on time or within 2 months of the milestones set out in the March 2009 LDS:
- **North West Cambridge AAP;**
 - **Site Specific Policies DPD;**
 - **Affordable Housing SPD;**
 - **District Design Guide SPD;**
 - **Landscape in New Developments SPD;**
 - **Biodiversity SPD;** and
 - **Listed Buildings SPD.**
- Also the **Statement of Community Involvement** was adopted a month before the milestone set out in the March 2009 LDS.











- 3.7. A number of DPDs and SPDs did not meet their milestones; these are the **Gypsy & Traveller DPD**, review of the **Core Strategy**, and **Planning Obligations SPD**.
- 3.8. The Council was unable to keep to the timetable for the preparation of the **Gypsy & Traveller DPD**. The Council undertook public consultation between July and October 2009 on its Issues & Options 2: Site Options & Policies for the Gypsy & Traveller DPD. However, the Council received a large number of representations, which have taken a prolonged period of time to register and consider, therefore having knock-on implications on the following stages of plan making. Since the end of the monitoring period, the new government has announced a number of changes to the plan-making system for Gypsy and Travellers and its intention to publish new guidance, therefore as a consequence the Council has decided to progress this plan slowly until that guidance is received.
- 3.9. The review of the **Core Strategy** has been delayed by both the delayed progress on the Review of the East of England Plan but also the uncertainty of the general election outcome and the possibility of a new plan making system. Since the end of the monitoring period, the new Government has announced its intention to radically reform the plan-making system, including the proposed abolition of regional plans, therefore the Council has continued building the evidence base but will not progress towards any of the formal stages of plan making until the Localism Bill has been published and its effects on, and implications for, the plan making system are better understood.
- 3.10. The Council was unable to keep to the timetable for the preparation of the **Planning Obligations SPD** because of its other workloads and the decision to jointly commission with Cambridge City Council consultants to put together the evidence base, which has taken longer than anticipated but work is now in progress.
- 3.11. The Council has also made a start in preparing the following SPDs that are not listed in the March 2009 LDS:
- **Orchard Park Design Guidance SPD;**
 - **Fen Drayton Former Land Settlement Association Estate SPD;**
 - **Health Impact Assessment SPD;** and
 - **Papworth Everard West Central SPD.**
- 3.12. A new LDS will be drawn up once the Localism Bill has been published.

Figure 3.1: Progress against the LDS milestones

	Milestone achieved early, on time or within 2 months		Milestone achieved within 3-6 months		Milestone not achieved within 6 months
	Anticipated that milestone will be achieved early, on time or within two months		Anticipated that milestone will be achieved within 3-6 months		Anticipated that milestone will slip beyond 6 months

Document Title	Milestone	March 2009 LDS Timetable	Date Milestone Achieved or Expected	Status
Core Strategy (Review)	Preparation and public participation	July 2009 – May 2011	<i>The milestones for this plan will be revised and included in a new Local Development Scheme.</i>	
	Publication of proposed submission DPD and public consultation	June – July 2011		
	Submission of DPD to Secretary of State	December 2011		
	Public examination	June – July 2012		
	Adoption	December 2012		
North West Cambridge AAP	Public examination (including additional consultation on larger site footprint)	November 2008 – June 2009	Achieved: November – December 2008 and June 2009	
	Adoption	October 2009	Achieved: October 2009	

Document Title	Milestone	March 2009 LDS Timetable	Date Milestone Achieved or Expected	Status
Site Specific Policies DPD	Public examination (including additional work on responding to a housing shortfall)	December 2007 – June 2009	Achieved: November 2007 – January 2008, March & May 2008, May & July 2009	☺
	Adoption	October 2009	Achieved: January 2010	☹
Gypsy & Traveller DPD	Preparation and public participation	June 2006 – May 2010	<i>The milestones for this plan will be revised and included in a new Local Development Scheme.</i>	☹
	Publication of proposed submission DPD and public consultation	June – July 2010		
	Submission of DPD to Secretary of State	October 2010		
	Public examination	February – March 2011		
	Adoption	September 2011		
Statement of Community Involvement (SCI)	Preparation	February – August 2009	Achieved: February – October 2009	☺
	Publication of draft SCI and public consultation	September – October 2009	Achieved: October – December 2009	☺
	Adoption	February 2010	Achieved: January 2010	☺

Document Title	Milestone	March 2009 LDS Timetable	Date Milestone Achieved or Expected	Status
Planning Obligations SPD	Preparation	January – August 2009	<i>The milestones for this SPD will be revised and included in a new Local Development Scheme.</i>	
	Publication of draft SPD and public consultation	September – October 2009		
	Adoption	February 2010		
Affordable Housing SPD	Preparation	January – August 2009	Achieved: January – October 2009	
	Publication of draft SPD and public consultation	September – October 2009	Achieved: October – December 2009	
	Adoption	February 2010	Achieved: March 2010	
Design Guide & Sustainable Construction SPD [now District Design Guide SPD]	Preparation	January – August 2009	Achieved: January – October 2009	
	Publication of draft SPD and public consultation	September – October 2009	Achieved: October – December 2009	
	Adoption	February 2010	Achieved: March 2010	
Biodiversity SPD	Preparation	January 2008 – February 2009	Achieved: January 2008 – February 2009	
	Publication of draft SPD and public consultation	February – April 2009	Achieved: February – April 2009	
	Adoption	July 2009	Achieved: July 2009	

Document Title	Milestone	March 2009 LDS Timetable	Date Milestone Achieved or Expected	Status
Landscaping Development SPD [now Landscape in New Developments SPD]	Preparation	January – August 2009	Achieved: January – October 2009	☺
	Publication of draft SPD and public consultation	September – October 2009	Achieved: October – December 2009	☺
	Adoption	February 2010	Achieved: March 2010	☺
Listed Buildings SPD	Preparation	January 2008 – February 2009	Achieved: January 2008 – February 2009	☺
	Publication of draft SPD and public consultation	February – April 2009	Achieved: February – April 2009	☺
	Adoption	July 2009	Achieved: 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 2009 to 31 March 2010) are those contained in the:
- Local Plan 2004 – only one remaining saved policy at January 2010;
 - 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;
 - Cambridge Southern Fringe AAP – adopted in February 2008;
 - North West Cambridge AAP – adopted October 2009; and
 - Site Specific Policies DPD – adopted January 2010.

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. In the last monitoring year, the Council adopted the **North West Cambridge AAP** and the **Site Specific Policies DPD** each with their own set of local indicators. The

Council also adopted its Statement of Community Involvement that includes a set of local indicators. All these new indicators are listed in Appendix 1. It has not been possible to include data on these indicators in this AMR. For the North West Cambridge AAP and the other adopted AAPs, it will not be possible to include data on their indicators until detailed planning permissions for the development have been approved. For the local indicators included in the **Site Specific Policies DPD** and **Statement of Community Involvement**, it is anticipated that data will be available for inclusion in next year's 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.

- 4.7. 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 was 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 provided the data for 18 National Indicators. As part of the Government's spending cuts the Place Survey has been withdrawn and therefore the National Indicators included in the Place Survey have been discontinued. The Government are due to announce a new set of National Indicators that the Council will need to report on, and these may allow suitable replacement indicators to be used in future years within the AMR. However, for this year the Council has been unable to update these indicators.

a. Contextual Indicators

South Cambridgeshire & the Cambridge Sub-Region

- 4.8. 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.
- 4.9. 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

- 4.10. 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 82.5% of its working age population. The district has seen a general increase in the number of VAT registered firms since 2004, 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**]
- 4.11. 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 6.4 times median earnings. In the last monitoring year, 281 new affordable dwellings were completed; this amounts to 40% of all new dwellings completed. [**Indicators SE31, SE32, SE33 and CO-H5**]

Energy Consumption and Renewable Energy

- 4.12. 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

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

- 4.14. 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]**
- 4.15. 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

- 4.16. There have been no losses or additions to Local Nature Reserves and Sites of Special Scientific Interest (SSSIs) in the district over the last five years. **[Indicators SE7 and SE8]**

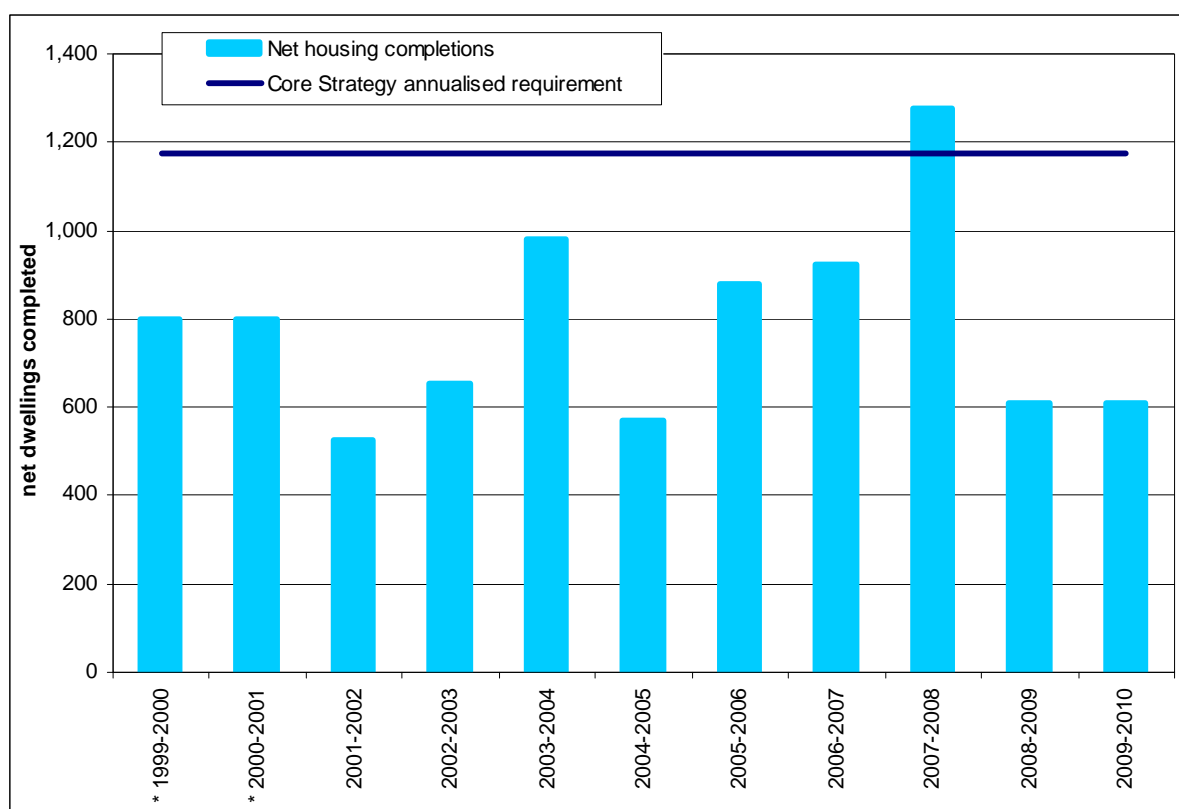
b. Output Indicators

Housing Completions

4.17. The Council's **Core Strategy** proposes 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 rural areas, particularly the smaller villages, once existing commitments from the previous strategy for more dispersed development have been built.

	Adopted	Period of Plan	Housing Provision Required	Annualised Requirement
Core Strategy	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	2009-2010
1,602	525	653	979	571	877	924	1,277	609	610

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.2: 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	1999-2010
Cumulative net housing completions	1,602	2,127	2,780	3,759	4,330	5,207	6,131	7,408	8,017	8,627
Cumulative annualised requirement	2,352	3,528	4,704	5,880	7,056	8,232	9,408	10,584	11,760	12,936
Shortfall / surplus	-750	-1,401	-1,924	-2,121	-2,726	-3,025	-3,277	-3,176	-3,743	-4,309

- 4.18. The housing trajectory included in the **Annual Monitoring Report 2008-2009** predicted that 631 net additional dwellings would be completed in 2009-2010. The annual development survey carried out in April / May 2010 recorded 610 net additional dwellings completed between 1 April 2009 and 31 March 2010 (see figure 4.1); this is an under performance of only 21 dwellings.
- 4.19. Since the start of the plan period, 8,627 net additional dwellings have been completed in the district; this is an under performance of 4,309 dwellings compared to the cumulative annualised strategic requirement (12,936 net additional dwellings) (see figure 4.2). However, it was recognised in **Regional Planning Guidance 6**, which originally set the current development strategy for the Cambridge Sub-Region, and subsequently in the preparation of the **Structure Plan 2003** and the **Core Strategy**, that there would be a shortfall against the annualised completion rate until the later part of the plan period when the major developments would 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 rural areas. 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 a 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 later part of the plan period to make up for a lower rate of development in the early years.
- 4.20. It is very unfortunate that just as the plans to bring forward the major developments and the discussions around planning applications to implement them, including in some cases submitting applications, were making good progress, the economic crisis hit the country and had major implications for development nationally. Whilst Cambridge has fared better than many areas and work has progressed on some of the major sites in readiness to press on with development as soon as a economy allows, this has inevitably had significant implications for the delivery of the development strategy and delayed further into the plan period the delivery of housing on the major sites that underpin it. However as much of the planned housing is to meet demand arising from job growth, the need for much of this housing in the short term will also be tempered by the recession.

The Housing Trajectory

4.21. As set out in paragraph 4.1, the **Core Strategy** proposes 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. Whilst the Coalition Government has made clear its intention to abolish regional plans by the end of 2011, the East of England Plan remains part of the development plan for South Cambridgeshire until that time. The requirements of the two plans are summarised in figure 4.3.

Figure 4.3: Plan periods and housing targets (**Indicator CO-H1**)

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

4.22. The housing trajectory (see figure 4.4, 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 2025 to accommodate all of these requirements. The requirement for the period 2001 to 2025 has been calculated based on the requirement for the period 2001 to 2021 plus an additional 4 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 28,820 dwellings for this period.

4.23. The housing trajectory has been produced in consultation with the various agents, developers and landowners responsible for the: major developments included in the adopted **Area Action Plans**; housing allocations included in the **Site Specific Policies DPD**; and outstanding planning permissions for housing that include 9 or more dwellings. For each site 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 with information on any constraints and the expected delivery timetable.

4.24. The trajectory also takes account of the recent Government announcement as part of the Comprehensive Spending Review that funding for the A14 Ellington to Fen Ditton Improvement scheme has been withdrawn and considers the impact on the delivery of key sites close to the A14, in particular Northstowe, NIAB 2 and the University site. Whilst the planned scheme will not now take place, the Government has emphasised that it is aware of the importance of addressing the congestion issues on the A14 in the interests of supporting the economy and growth of the Cambridge area and that a new study will investigate alternative more cost effective ways to achieve this. The

Council remains optimistic that given the major significance of the A14 corridor a solution will be found and that this will be progressed swiftly. Whilst discussions remain ongoing with the Highways Agency on the process and timescales for taking this forward, for the purposes of the housing trajectory it has been assumed that the study, scheme development, inquiry and implementation can be achieved in 7 years and that development beyond that capable of being accommodated by the A14 in its present form can take place from 2018/19. This will be reviewed in future housing trajectories and through the review of the Core Strategy as there is greater certainty of the process for resolving capacity issues in the A14.

- 4.25. The published housing trajectory shows the current anticipated delivery in the district based on information collected between July and December 2010. An assessment of each site reviewed is included in Appendix 2. The housing trajectory can only ever show a 'snapshot' view of anticipated future delivery.
- 4.26. The housing trajectory shows that 14,541 dwellings are planned to be delivered between 1999 and 2016; this is 27.3% (5,459 dwellings) below the target set out in **Core Strategy Policy ST/2**. The trajectory also shows that 18,186 dwellings are planned to be provided between 2001 and 2021; this is 22.6% (5,314 dwellings) below the target set out in **East of England Plan Policy H1**. The housing trajectory shows that 22,626 dwellings are planned to be delivered between 2001 and 2025, this is 21.5% (6,194 dwellings) less than the target calculated (28,820 dwellings).
- 4.27. The shortfalls against all targets in both the short and longer term are largely due to: the consequences of the housing market downturn on actual completions and development start dates over the last few years; and seeking to take a realistic approach over the delivery of the development strategy during the six remaining years of the plan period. Although the major developments are all now allocated, as previously mentioned, a number of unforeseen factors have arisen that have significant implications for delivery of these major developments, in particular the housing market downturn as a result of the recession, and the Government's withdrawal of funding for the A14 improvements between Ellington and Fen Ditton. A further issue is an announcement by Marshall in April 2010 that the relocation of Cambridge Airport will not happen in the immediate future as there are currently no suitable relocation options. Marshall has recently advised that this is likely to mean no relocation before 2031. Development in two smaller phases within Cambridge East can take place without the Airport and this is being explored with the landowners, but the likely timing of development has implications for previously anticipated delivery in the period to 2016. Current uncertainty over future delivery due to these various factors means that it is particularly difficult for landowners and the development industry to provide predicted future housing completions to inform the housing trajectory.
- 4.28. The scale of the likely shortfall is recognised to be significant and not within the limits of additional houses that will be delivered by future 'windfall' sites, which the Council can count towards its housing target once they have planning permission. Whilst not being complacent, the demand for much of the planned housing growth is driven by the growth of the local economy which has slowed during the recession. Nevertheless, the Council is taking all best efforts to help bring forward development,

particularity on the major sites that will have greatest impact on land supply. We remain committed to the planned development strategy and believe it is the best strategy to serve the Cambridge area and support the continued economic success of the area. The deliverability of the approved strategy and any revisions that may prove to be necessary to be made to it in the light of considering and identifying a local housing target for the period to 2031 to replace the regional plan once it falls away will be addressed through the planned **review of the Core Strategy**.

Figure 4.4: Housing trajectory for South Cambridgeshire (Indicator CO-H2c; Indicator CO-H2d)

			HISTORIC COMPLETIONS ¹											PROJECTED COMPLETIONS														TOTALS					
			1999-2000 ²	2000-2001 ²	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	2024-2025	1999-2016	2001-2021	2001-2025	2011-2016	
Historic Completions			801	801	525	653	979	571	877	924	1,277	609	610	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,627	7,025	7,025	0		
Allocations without planning permission	Edge of Cambridge	Cambridge East ³	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	100	100	200	85	0	150	200	350	350	350	350	200	835	2,235	200	
		North-West Cambridge Area Action Plan area ⁴	-	-	-	-	-	-	-	-	-	-	-	0	0	5	70	140	155	55	90	170	155	180	65	0	0	0	370	1,020	1,085	370	
		Land between Huntingdon Road, Histon Road & A14 (NIAB 2) ⁵	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	150	300	300	350	0	0	0	0	0	750	1,100	0
		Orchard Park - 3 additional land parcels	-	-	-	-	-	-	-	-	-	-	-	0	72	98	50	0	0	0	0	0	0	0	0	0	0	0	220	220	220	220	
	Rural Development	Northstowe ⁶	-	-	-	-	-	-	-	-	-	-	-	0	0	0	150	300	350	350	350	650	650	650	650	650	650	650	800	3,450	6,050	800	
		Camboorne - extra density ⁷	-	-	-	-	-	-	-	-	-	-	-	0	100	175	175	175	150	0	0	0	0	0	0	0	0	0	800	950	950	800	
		Fulbourn & Ida Darwin Hospitals	-	-	-	-	-	-	-	-	-	-	-	0	0	0	50	45	30	25	25	25	25	25	25	0	0	0	125	250	275	125	
		Powell's Garage, Great Shelford	-	-	-	-	-	-	-	-	-	-	-	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	25	25	
		Papworth Everard West Central ⁸	-	-	-	-	-	-	-	-	-	-	-	0	2	0	40	0	0	0	0	0	0	0	0	0	0	0	42	42	42	42	
		North of Impington Lane, Impington	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Permissions	Trumpington Meadows (Cambridge Southern Fringe) ⁹	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	200	260	140	0	0	0	0	0	0	0	0	460	600	600	460		
	Orchard Park	-	-	-	-	-	-	-	-	-	-	-	87	136	49	0	0	0	0	0	0	0	0	0	0	0	0	272	272	272	185		
	Camboorne	-	-	-	-	-	-	-	-	-	-	-	200	200	41	0	0	0	0	0	0	0	0	0	0	0	441	441	441	241			
	Bayer Crosscreech	-	-	-	-	-	-	-	-	-	-	-	0	0	85	85	50	50	50	50	10	0	0	0	0	0	0	270	380	380	270		
	Historic Rural Allocations with planning permission	-	-	-	-	-	-	-	-	-	-	-	77	220	151	120	105	98	37	0	0	0	0	0	0	0	0	771	808	808	694		
	Other Estate-level sites ¹⁰	-	-	-	-	-	-	-	-	-	-	-	302	193	86	41	0	0	0	0	0	0	0	0	0	0	0	622	622	622	320		
	Small Sites Already Under Construction ¹¹	-	-	-	-	-	-	-	-	-	-	-	68	29	0	0	0	0	0	0	0	0	0	0	0	0	0	97	97	97	29		
Small Sites Not Under Construction ¹²	-	-	-	-	-	-	-	-	-	-	-	25	60	79	50	25	0	0	0	0	0	0	0	0	0	0	239	239	239	214			
Planning applications for 9 or more dwellings where decision to grant planning permission awaiting signing of a s106 agreement			-	-	-	-	-	-	-	-	-	-	0	15	105	30	10	0	0	0	0	0	0	0	0	0	0	160	160	160	160		
Projected Completions Total			-	-	-	-	-	-	-	-	-	-	759	1,052	874	861	1,150	1,218	1,007	600	1,005	1,280	1,355	1,440	1,000	1,000	1,000	5,914	11,161	15,601	5,155		
TOTAL: HISTORIC AND PROJECTED COMPLETIONS			801	801	525	653	979	571	877	924	1,277	609	610	759	1,052	874	861	1,150	1,218	1,007	600	1,005	1,280	1,355	1,440	1,000	1,000	1,000	14,541	18,186	22,626	5,155	
Housing Requirement as set out in: Core Strategy Policy ST2 and East of England Plan Policy H1																																	
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	1,200	1,227	1,277	1,325	1,353	1,425	1,479	1,541	1,574	1,712	1,896	2,123	2,391	2,896	3,914	6,677															
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	1,175							
	Annual requirement taking account of past / forecast completions			1,175	1,209	1,240	1,255	1,298	1,326	1,355	1,361	1,424	1,498	1,572	1,629	1,724	1,847	1,963	2,112	2,389	2,985	3,975	6,669										

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 Marshall has advised that Airport relocation is not anticipated in the period to 2031. Early or potentially separate phases of development North of Newmarket Road (in South Cambs) and North of Cherry Hinton (in both districts) can take place. Marshall indicate this is being explored but unlikely before 2016. Other landowners north of Cherry Hinton say development can take place starting 2012/2013. Further landowners of a small area north of Coldhams Lane (in the City) say development can start 2013/2014.

⁴ The University has advised that the housing trajectory included in the adopted Area Action Plan should be revised to reflect its current masterplanning and phasing strategy and that it is talking to the Highways Agency and Cambridgeshire County Council (as the highways authority) about the implications of the Government's decision that it will not be proceeding with the proposed A14 upgrade. The submission of an outline planning application (previously expected in January 2011) may be delayed for a few months.

⁵ Given the Government's commitment to delivering an alternative form of improvements to the A14, it is assumed that these will be delivered in 7 years, by end March 2018. It is currently anticipated that no completions can be delivered on NIAB2 until the improvements are completed.

⁶ Given the Government's commitment to delivering an alternative form of improvements to the A14, it is assumed that these will be delivered in 7 years, by end March 2018. Before that time, completions at Northstowe are limited to 1,500 dwellings, which is understood to be the capacity in the A14 ahead of improvements.

⁷ On 6 December 2010, the Council's planning committee considered the outline planning application for 950 additional dwellings in Upper Camboorne and gave officers delegated powers to approve the application subject to a number of conditions. Predicted completions of 175 dwellings per annum have been assumed, as the mid range of 150-200 dwellings per annum as advised by the developer in the context of the submitted planning application. It is expected to be completed in late 2011.

⁸ The scheme will be guided by the Papworth West Central SPD, which is currently being produced by the Council in consultation with other stakeholders. For the purposes of the trajectory, 42 dwellings is considered a realistic minimum figure.

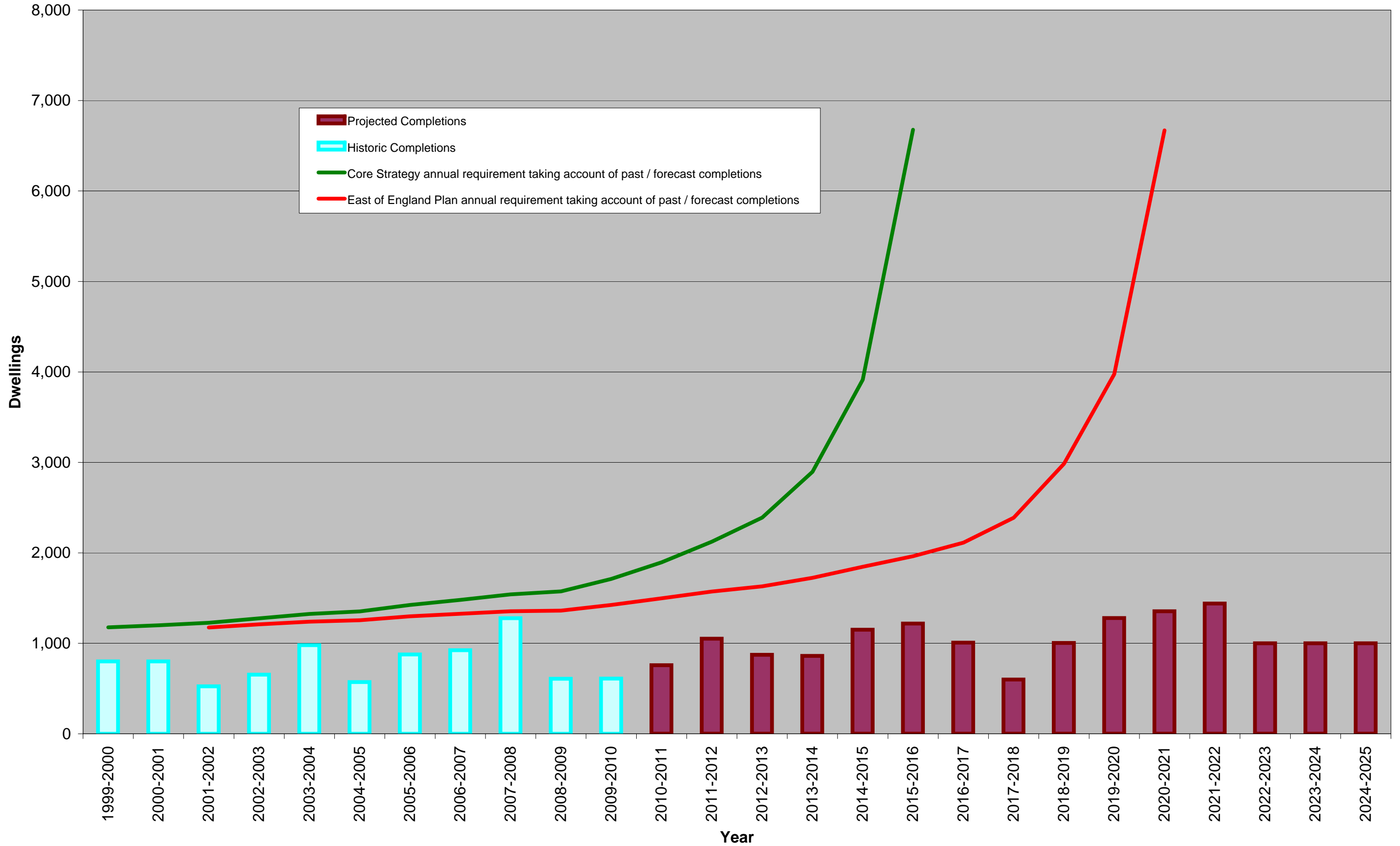
⁹ Completions are based on the phasing plan approved as part of the planning application for Trumpington Meadows.

¹⁰ These are 'estate sized' (9 or more dwellings) windfall sites.

¹¹ These are 'small' (8 or less dwellings) windfall sites which are already under construction.

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



The Five Year Land Supply

- 4.29. 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 2011 to 31 March 2016, which this time coincides with the end of the period covered by the Core Strategy.
- 4.30. 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.
- 4.31. All the major developments included in the adopted Area Action Plans; all housing allocations included in the **Site Specific Policies DPD**; and all outstanding planning permissions for housing that include 9 or more dwellings have been reviewed by the Council in consultation with the various landowners, agents and developers responsible for these sites. For each site a questionnaire was completed with details on whether the site was deliverable, available and achievable, and also with information on any constraints and the expected delivery timetable. An assessment of each site reviewed is included in Appendix 2.
- 4.32. 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 9,480 dwellings and 7,490 dwellings respectively; as calculated in figure 4.6.

Figure 4.6: Calculation of the five-year land supply for 2011-2016

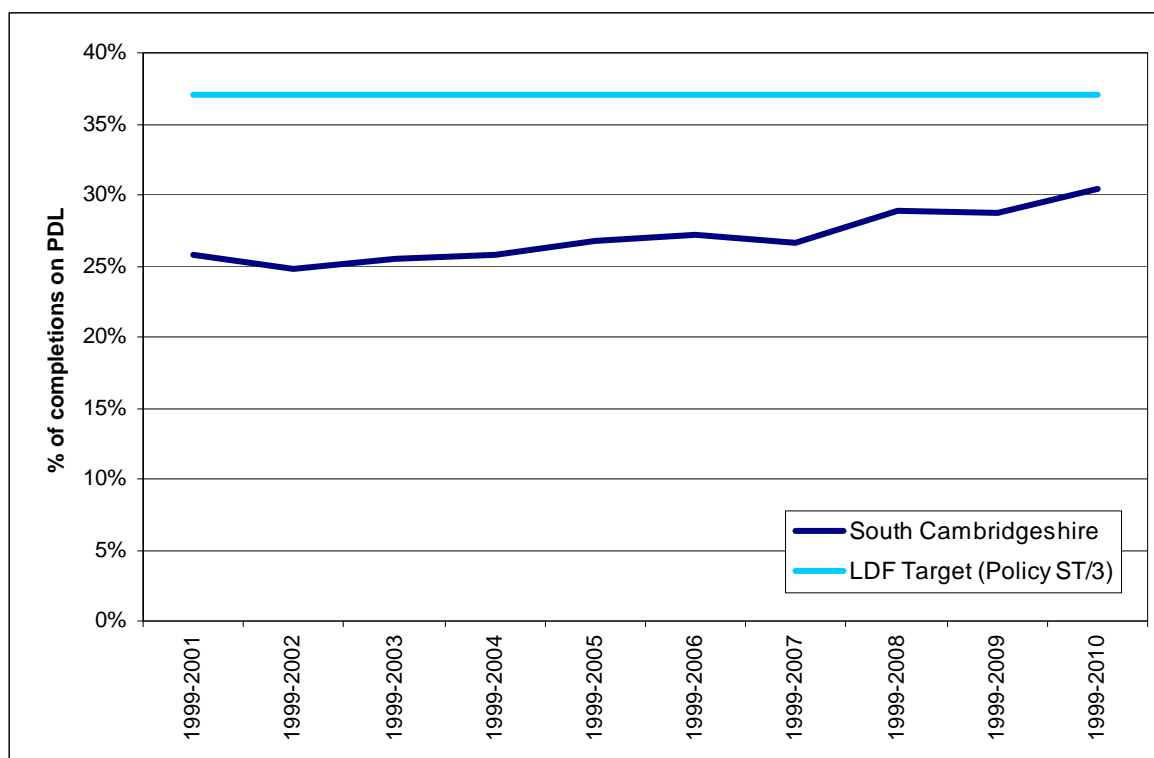
	(a) Housing provision required	(b) Dwellings completed up to 31 March 2010	(c) Number of dwellings left to provide (= a - b)	(d) Number of years of plan left	(e) Annualised average requirement (= c ÷ d)	(f) 5 YEAR SUPPLY REQUIREMENT (= e x 5)
Core Strategy	20,000 (1999-2016)	8,627	11,373	6	1,896	9,480
East of England Plan	23,500 (2001-2021)	7,025	16,475	11	1,498	7,490

- 4.33. The housing trajectory (figure 4.4, above) shows that 5,155 dwellings are expected to be provided in the district between 2011 and 2016 on the basis of current planned development. This gives 2.7 years of land supply based on the **Core Strategy Policy ST/2** annualised average requirement, or 54.4% of the five year supply requirement. However, based on the more recent **East of England Plan Policy H1** requirement (published in May 2008), this gives 3.4 years of land supply or 68.8% of the five year supply. The reasons for the shortfall in 5-year supply have been addressed above at paragraphs 4.27 and 4.28. With the planned revocation of regional plans in 2011, the Council will set new housing targets as part of review of its Local Development Framework (or Local Plan).
- 4.34. 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 224 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)

4.35. 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 4.7: Cumulative percentage of dwellings completed on PDL (**Indicator LOA6**)



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

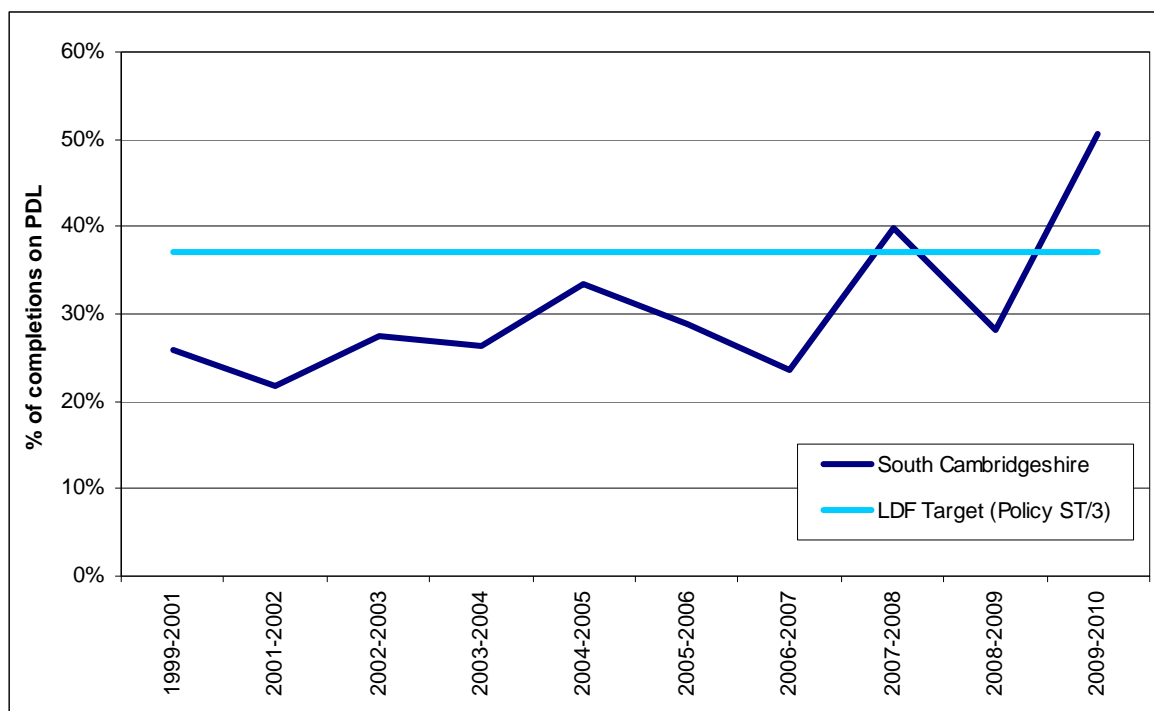
Source: Research & Monitoring – Cambridgeshire County Council

4.36. 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**. The Core Strategy target reflects the nature of the district and the growth that must be accommodated; as significant areas of greenfield land are identified for the major developments, even though the strategy focuses development on previously developed land in sustainable locations where it is available. The consistently high percentage of completions on 'greenfield' land is also partly due to the strategy of development set out in historic local plans, which allocated large areas of former agricultural ('greenfield') land on the edges of villages for residential development. Many of these allocations are still in the process of being developed; for example, Wellbrook Way, Girton and land west of Longstanton.

4.37. 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 major developments set out in the Local Development Framework, as a significant proportion of these,

such as Cambridge East and Northstowe, involve the re-use of PDL. The phasing of the major developments will affect the proportion of dwellings completed on PDL within 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. There are also still significant 'greenfield' allocations, such as Cambourne and Orchard Park, which will continue to contribute significant numbers of completions on 'greenfield' land during the remaining six years of the plan period.

Figure 4.8: Percentage of new and converted dwellings completed on PDL (**Indicator CO-H3**)



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

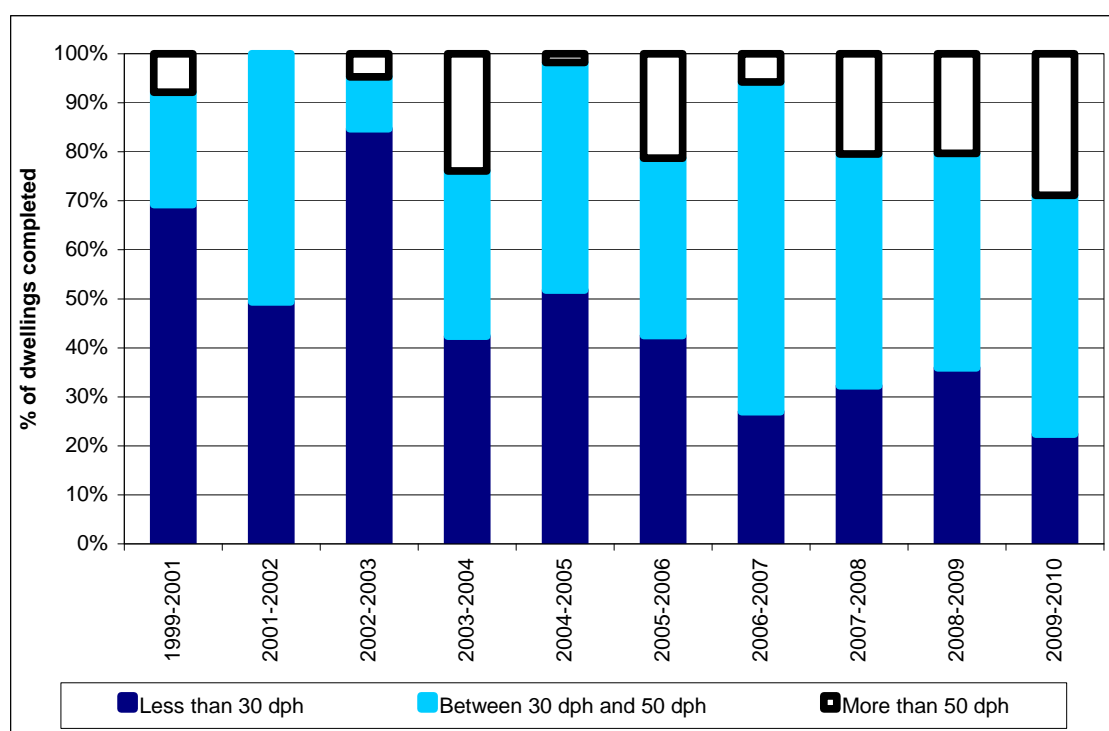
Source: Research & Monitoring – Cambridgeshire County Council

- 4.38. Over the last 11 years, the percentage of dwellings completed on PDL has fluctuated between a low of 21.7% and a high of 50.4%, although there is a general upward trend. Completions at Orchard Park and Cambourne, both 'greenfield' allocations, have had the greatest impact on the percentage of dwellings completed on PDL in any one year.
- 4.39. In the last monitoring year, significant affordable housing redevelopment schemes such as the Windmill Estate, Fulbourn; Flaxfields, Linton; and Silverdale Avenue, Coton have contributed to the completions on PDL, whilst the number of completions at Orchard Park and Cambourne has fallen compared to previous years.

Housing Density

- 4.40. Higher residential densities help 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.
- 4.41. Changes to **PPS3: Housing** by the Government to remove the national minimum of 30 dph came after the end of the monitoring period. This change to national policy does not change the local policy target of 30 dph, however, it does indicate that a more balanced approach with local circumstances should be considered in all cases, rather than this being only in exceptional circumstances as set out in **Policy HG/1**. The effect of this change to policy will be considered in the next AMR.

Figure 4.9: Density of new housing developments on sites of 9 or more dwellings (*Indicator LOB2*)

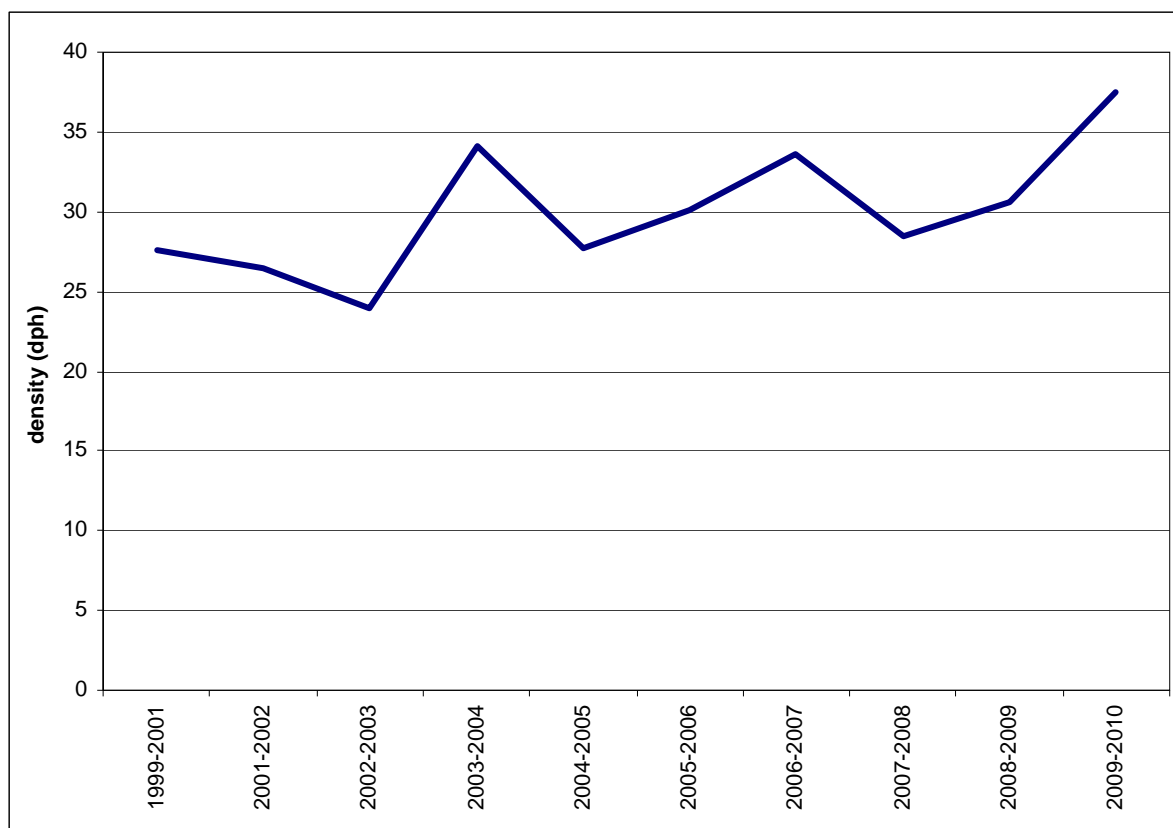


[For data, see figure A.12, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.42. Developments vary in the densities they achieve, over the last 11 years, an increasing proportion of 'estate sized' (9 or more dwellings) housing developments completed are achieving a net density of over 50 dph (dwellings per hectare), while a decreasing proportion are achieving a net density of below 30 dph. Orchard Park is an example of a development that achieves over 50 dph on a significant number of land parcels.

Figure 4.10: Average density of new housing developments on sites of 9 or more dwellings (in dwellings per hectare, dph) (**Indicator LOB3**)



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

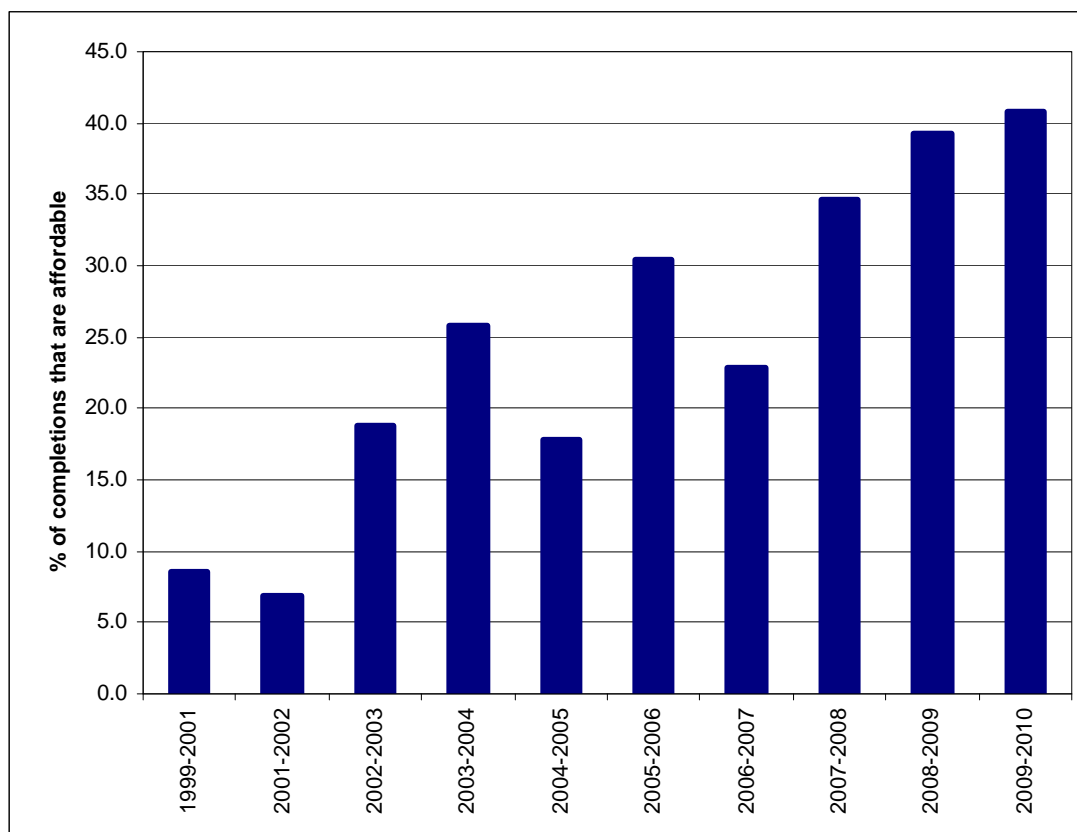
Source: Research & Monitoring – Cambridgeshire County Council

- 4.43. Over the last 11 years, the average density of dwellings completed on sites of 9 or more dwellings has fluctuated between a low of 23.9 dph and a high of 37.5 dph, although there is a general upward trend. It is expected that the average density of new housing developments will increase in future monitoring years as the major developments on the edge of Cambridge are implemented with higher housing densities.
- 4.44. Figures 4.9 and 4.10 suggest that the requirements of **Development Control Policy HG/1** have been successfully applied to planning permissions granted following the adoption of the policy in July 2007, as it is largely these planning permissions that have been completed in recent years and densities have generally increased.

Affordable Housing

- 4.45. 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**). In addition to affordable housing provided through the planning system, existing market properties can be purchased for use as an affordable dwelling; these affordable dwellings are termed acquisitions.
- 4.46. **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 having regard to the nature of known housing needs. The Council's **Affordable Housing SPD** (adopted in March 2010) states that the district wide targets of 70% social rented and 30% intermediate housing, as identified in the Strategic Housing Market Assessment, should be considered as the starting point for negotiations on individual sites. However, for the urban extensions to Cambridge, the SPD suggests that the starting point for negotiations on these sites should be 75% social rented and 25% intermediate housing.

Figure 4.11: Gross affordable housing completions (*Indicator CO-H5*)



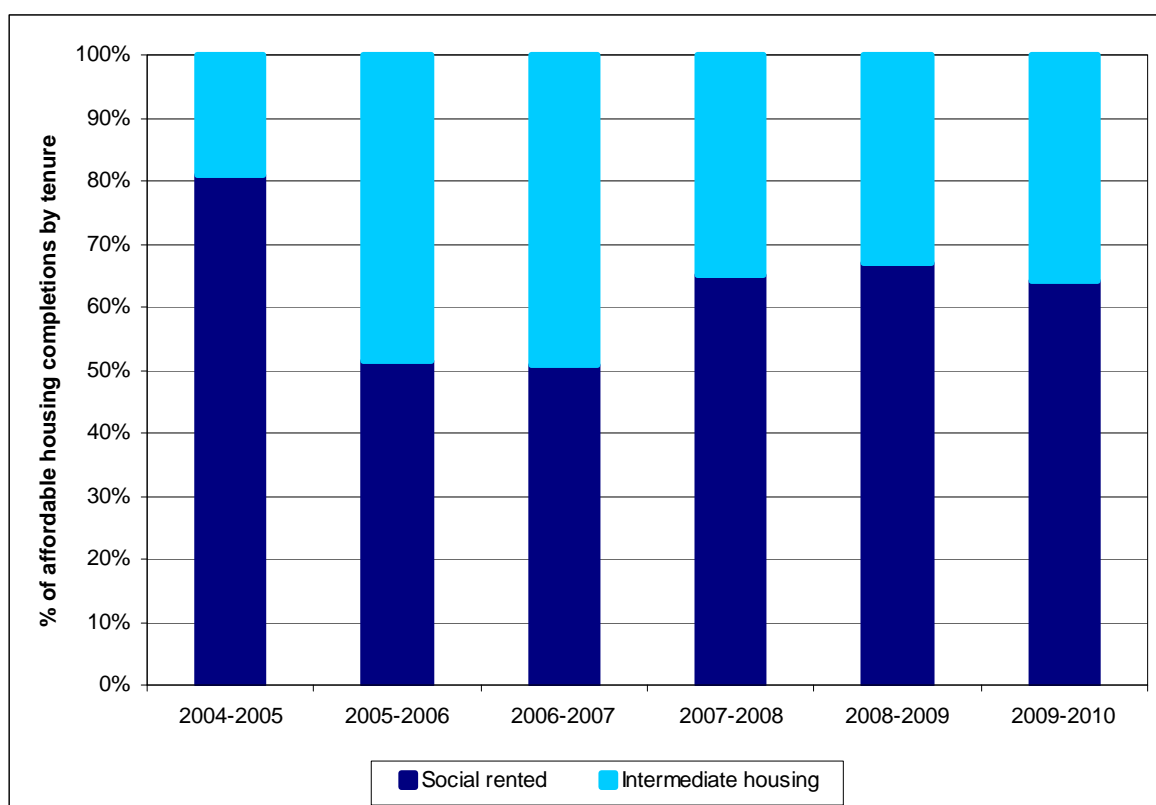
Number of completions that are affordable

New affordable dwellings from ...	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
planning permissions	142	38	127	271	115	285	238	463	275	281
acquisitions	n/k	n/k	n/k	n/k	n/k	n/k	n/k	n/k	19	17

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

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

Figure 4.12: Affordable housing completions by tenure (Indicator LOA2)



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

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

Figure 4.13: Affordable housing completions on rural exception sites (**Indicator LOA3**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Number of affordable dwellings built on rural exception sites	36 (1 site)	6 (1 site)	85 (5 sites)	66 (4 sites)	60 (3 sites)	33 (3 sites)
% of district affordable housing total	31%	2%	36%	14%	22%	12%

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

Figure 4.14: 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	2009-2010
Affordable housing completions on sites of 2 or more dwellings	238	463	274	281
Housing completions on sites of 2 or more dwellings	939	1,176	595	608
%	25%	39%	46%	46%

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.15: Affordable dwellings permitted as a percentage of all dwellings permitted (**Indicator LOA8**)

	2008-2009	2009-2010
Affordable dwellings permitted on sites of 2 or more dwellings	185	400
Dwellings permitted on sites of 2 or more dwellings	466	1,655
%	40%	24% *

* In addition, £1,782,000 was secured for the provision of off-site affordable dwellings, which equates to approximately 152 affordable dwellings, which would increase the percentage achieved to 33%.

Source: Research & Monitoring – Cambridgeshire County Council

4.47. In the last 11 years, there has been a general upward trend in the proportion of completions that are affordable. The number of affordable dwellings completed has fluctuated considerably, however again there is a general upward trend (see figure 4.11). In recent monitoring years, there have been high proportions of affordable dwellings completed on sites meeting threshold set out in **Development Control Policy HG/3** (see figure 4.14).

4.48. The particularly high proportions of affordable dwellings completed in recent years, are largely the result of the changing housing market conditions. Market housing completions have fallen in recent monitoring years due to the housing market

downturn, however affordable housing completions have continued to be completed using funding secured before the recession, therefore the proportions of affordable dwellings completed have risen. This is likely to change in future with the cuts in government spending.

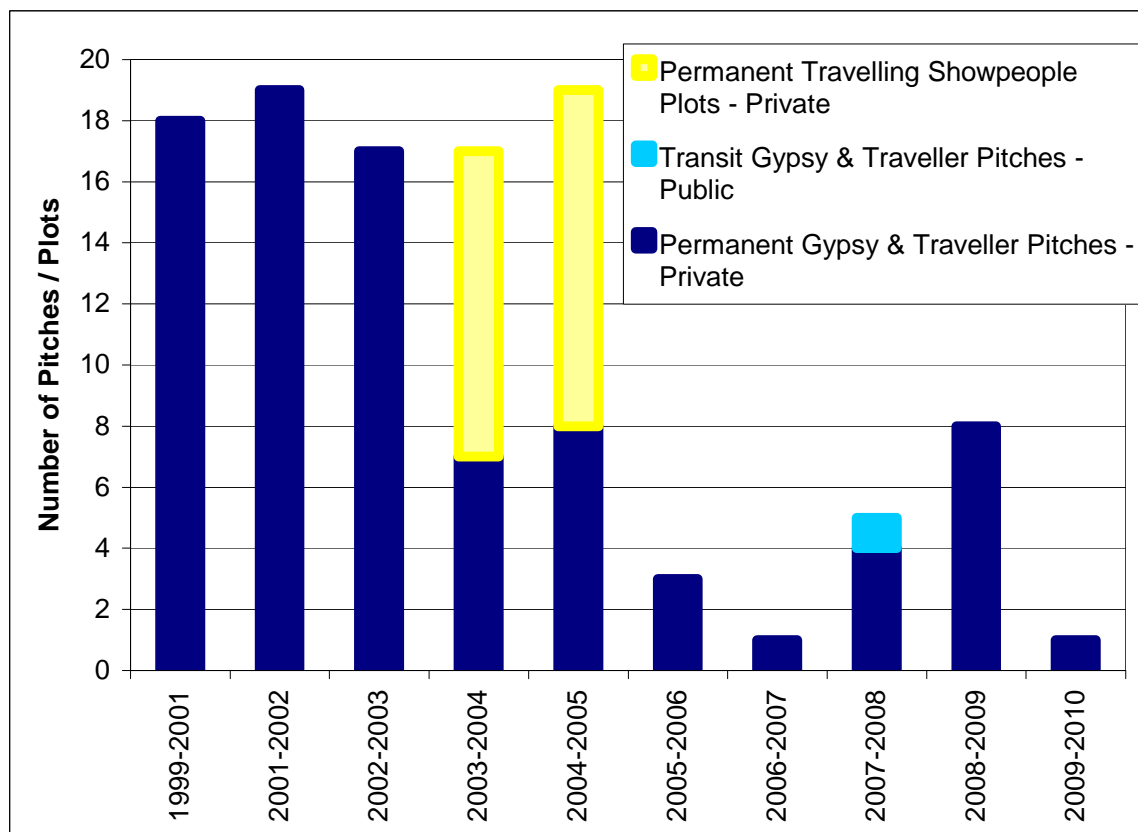
- 4.49. In the last six monitoring years social rented affordable housing has been the majority tenure of affordable dwellings completed. There is significant level of need for social rented housing in the district and therefore it is important to add to the supply in order to address that demand. Within individual developments, this is balanced with the need to create balanced and sustainable communities; therefore phasing of market and affordable housing within a development will also be a relevant consideration, particularly in a large development.
- 4.50. 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 4.11). In the last two monitoring years, 36 additional affordable dwellings were acquired through the Open Market Homebuy, Homebuy Direct and My Choice Homebuy schemes.
- 4.51. In the last monitoring year, 36 affordable dwellings were demolished; however all have been replaced with new affordable homes as part of redevelopment schemes to provide better quality affordable homes to modern standards as well as additional affordable homes.
- 4.52. Affordable housing exception sites provided 33 new affordable dwellings in the last monitoring year; these sites provided affordable dwellings on the edge of Little Eversden (Harlton Road), Cottenham (off Orchard Close) and Fulbourn (Thomas Road, only part of the site is an exception site as the remainder of the site is within the development framework) to meet identified local need.
- 4.53. In the last monitoring year, the percentage of affordable dwellings permitted has fallen to below the target of 40% as set out in Development Control Policy HG/3, even when the contributions for off site provision of affordable housing are considered (see figure 4.15). Although the majority of planning permissions granted have secured in the order of 40% affordable housing, it has been agreed through the s106 agreement for the redevelopment of the Bayer Cropscience site that a 70 unit extra care scheme will be provided instead of general needs affordable housing, and therefore the overall percentage secured has fallen compared to the previous year. If the Bayer Cropscience site is excluded from the calculations, in the last monitoring year the percentage of affordable dwellings permitted (including the offsite financial contributions) would be 38%.
- 4.54. In the last monitoring year, figure 4.15 shows that 1,655 dwellings were permitted on sites of 2 or more dwellings, this is a significant increase compared to 466 dwellings in the previous year. In the last monitoring year, planning permission has been granted for 600 dwellings at Trumpington Meadows, 380 dwellings at Bayer

Cropscience site, 364 dwellings at Summersfield (Papworth Everard) and 101 dwellings at the former EDF Depot & Training Centre, Milton.

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). Since the end of the monitoring period, the new Coalition Government has indicated its intention to abolish regional plans, which will have significant implications for the district but it is an issue for future AMRs to consider. Nationally there is a shortage of sites available for Gypsy & Traveller families to use; this is a particular issue in the East of England, which has the highest level of unauthorised caravans.
- 4.56. The Council does not currently have an adopted policy for testing new Gypsy & Traveller sites across the district, as it was unable to 'save' **Local Plan Policy HG/23** as of September 2007 under the provisions of the Planning and Compulsory Purchase Act 2004. However, the Council is in the process of preparing its **Gypsy & Traveller DPD** that will provide an up to date policy framework for planning for Gypsy and Traveller sites in the district (see Chapter 3). **Local Plan Policy CNF6** is currently 'saved', and identifies an area west of Chesterton Fen Road, Milton, where permission may be granted for private Gypsy & Traveller sites to meet local need. The future of this policy will be considered through the preparation of the **Gypsy & Traveller DPD**.

Figure 4.16: Gypsy & Traveller pitches and Travelling Showpeople plots completed (Indicators CO-H4 and LOA14)



At 31 March 2010:

- a further 71 Gypsy & Traveller pitches had temporary planning permission (time limited); and
- a further 26 Gypsy & Traveller pitches with permanent planning permission had not been implemented.

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

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

- 4.57. Between 1999 and 2010, 87 permanent Gypsy & Traveller pitches were delivered in South Cambridgeshire through planning permissions granted by the Council and planning appeals allowed against the Council's decisions. 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 2010, 14 permanent Gypsy & Traveller pitches were delivered; this goes towards the provision of 69 permanent 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).
- 4.58. At the end of the monitoring year (as at 31 March 2010), a further 71 Gypsy & Traveller pitches had temporary (time limited) planning permission, of which 7 pitches were granted in the last monitoring year. Of these, only 3 were new pitches, as the other 4 pitches were subject to a renewal of an earlier temporary planning permission. 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 is considering the suitability of these sites with temporary permission for permanent sites in its preparation of the **Gypsy & Traveller DPD**.
- 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.

Figure 4.17: Number of caravans on unauthorised Gypsy & Traveller sites (**Indicator LOA4**)

Number of caravans on ...	July 2007	January 2008	July 2008	January 2009	July 2009	January 2010
Unauthorised private sites with no planning permission	79	75	34	29	24	20
Sites with temporary planning permission	72	83	139	122	105	132
Unauthorised tolerated sites	2	8	3	1	1	0
Illegal encampments	2	2	3	0	11	0

Source: South Cambridgeshire District Council Caravan Counts

- 4.60. 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 4.17). 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 either existing temporary sites will have been found to be suitable as permanent sites and can be granted permanent planning permission or alternative sites will have been allocated to meet the need.

Housing Development by Settlement Category

- 4.61. As a major part of the Cambridge Sub-Region, with its successful economy based largely on the high tech and biotech industries, the pressures for housing development in South Cambridgeshire are strong to support this economic success and must be carefully managed to ensure that the qualities and characteristics of the area are not damaged. The development strategy focuses growth in a limited number of sustainable major developments on the edge of Cambridge and at the new town of Northstowe. Alongside this, **Core Strategy Objective ST/e** sets out the Council's aim 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.
- 4.62. Each of South Cambridgeshire's rural 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 housing development in the district based on the categorisation of the settlement; development will be concentrated firstly on the edge of Cambridge, followed by the new town of Northstowe, and then finally within the rural areas. 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 indicative 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 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.

Figure 4.18: Average size of housing developments (in dwellings) split by settlement category (*Indicator LOE1i*)

	Built: 2006 - 2007		Built: 2007 - 2008		Built: 2008 - 2009		Built: 2009-2010		Under construction at March 2010	
	A	W	A	W	A	W	A	W	A	W
Edge of Cambridge	34.8	0.0	34.1	9.0	44.9	1.0	72.0	0.5	93.0	1.0
Rural Centres	38.3	5.5	52.1	6.4	62.1	9.6	63.3	12.0	73.8	14.9
Minor Rural Centres	51.3	2.4	33.0	4.0	52.5	5.5	89.0	4.9	78.0	2.7
Group Villages	68.5	2.5	46.4	2.1	53.8	2.0	0.0	2.5	11.0	2.3
Infill Villages	30.0	1.7	33.0	1.8	0.0	2.2	0.0	1.4	0.0	1.4
Outside Village Frameworks	0.0	5.9	0.0	5.7	0.0	4.7	0.0	2.6	14.0	2.6

A = dwellings on allocated land; W = windfalls (dwellings on land not allocated)

Source: Research & Monitoring – Cambridgeshire County Council

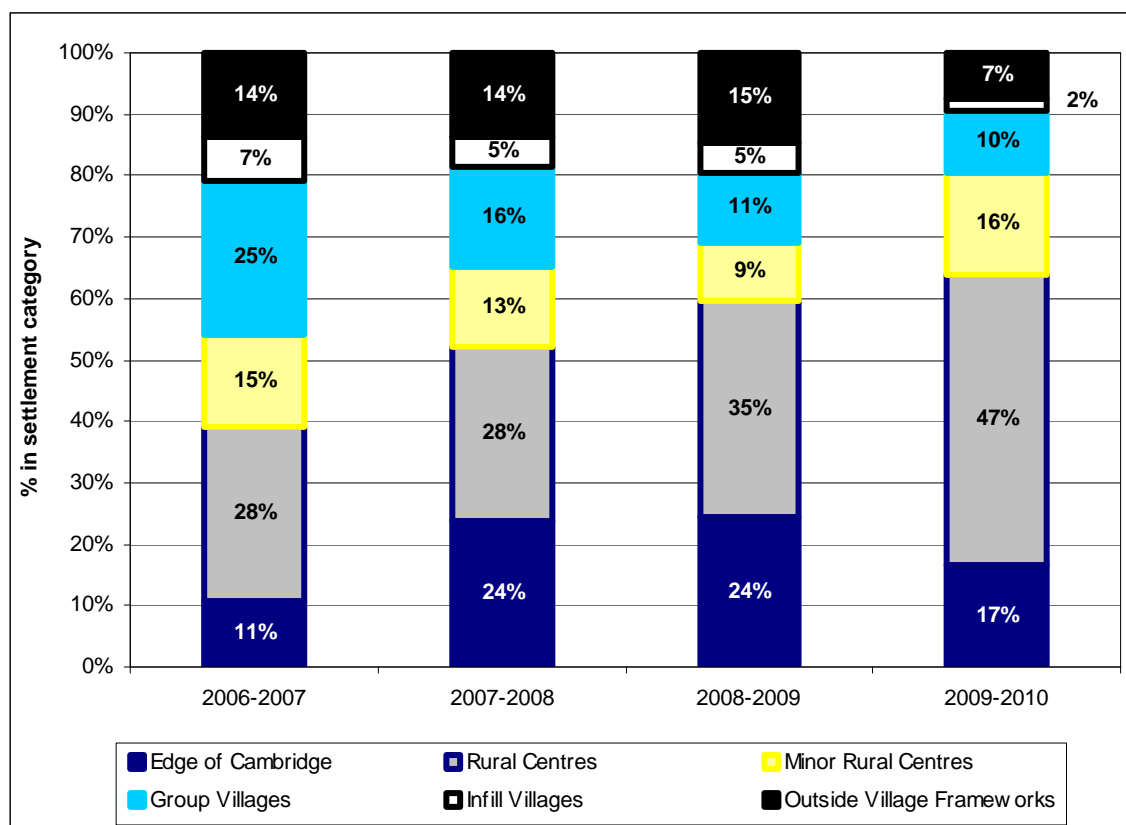
Figure 4.19: Largest housing development in each settlement category (*Indicator LOE1ii*)

	Built: 2006 - 2007		Built: 2007 - 2008		Built: 2008 - 2009		Built: 2009-2010		Under construction at March 2010	
	A	W	A	W	A	W	A	W	A	W
Edge of Cambridge	72	n/a	88	16	88	16	98	1	98	1
Rural Centres	65	44	110	46	110	119	110	119	110	119
Minor Rural Centres	78	10	78	54	100	40	100	40	78	11
Group Villages	144	15	144	15	105	28	n/a	28	11	28
Infill Villages	59	11	59	11	n/a	11	n/a	2	n/a	2
Outside Village Frameworks	n/a	42	n/a	42	n/a	37	n/a	18	14	20

A = dwellings on allocated land; W = windfalls (dwellings on land not allocated)

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.20: Total dwellings built by settlement category (Indicator LOE1iii)



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

Source: Research & Monitoring – Cambridgeshire County Council

4.63. Historic local plans had a strategy to disperse development across the district through the allocation of large areas of land on the edge of, or within, the larger villages for residential development, taking account of the rural nature of the district and the tightly drawn Green Belt around the City of Cambridge. 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 **Regional Planning Guidance 6** and the **Cambridgeshire & Peterborough Structure Plan 2003**, which moved to a more sustainable form of development that focuses a relatively small number of large developments on the edge of Cambridge and at the new town of Northstowe; and a relatively low level of development in the rural areas. The beginnings of this change can be seen in the increase in proportion of completions on the edge of Cambridge and the decrease in the proportion of completions in Infill and Group Villages (see figure 4.20). Early effects of the change in the development strategy can also be seen in the decreasing size of developments completed on allocated land in the Group and Infill villages and increasing size of developments completed on allocated land on the edge of Cambridge (see figure 4.18 and 4.19).

4.64. 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**

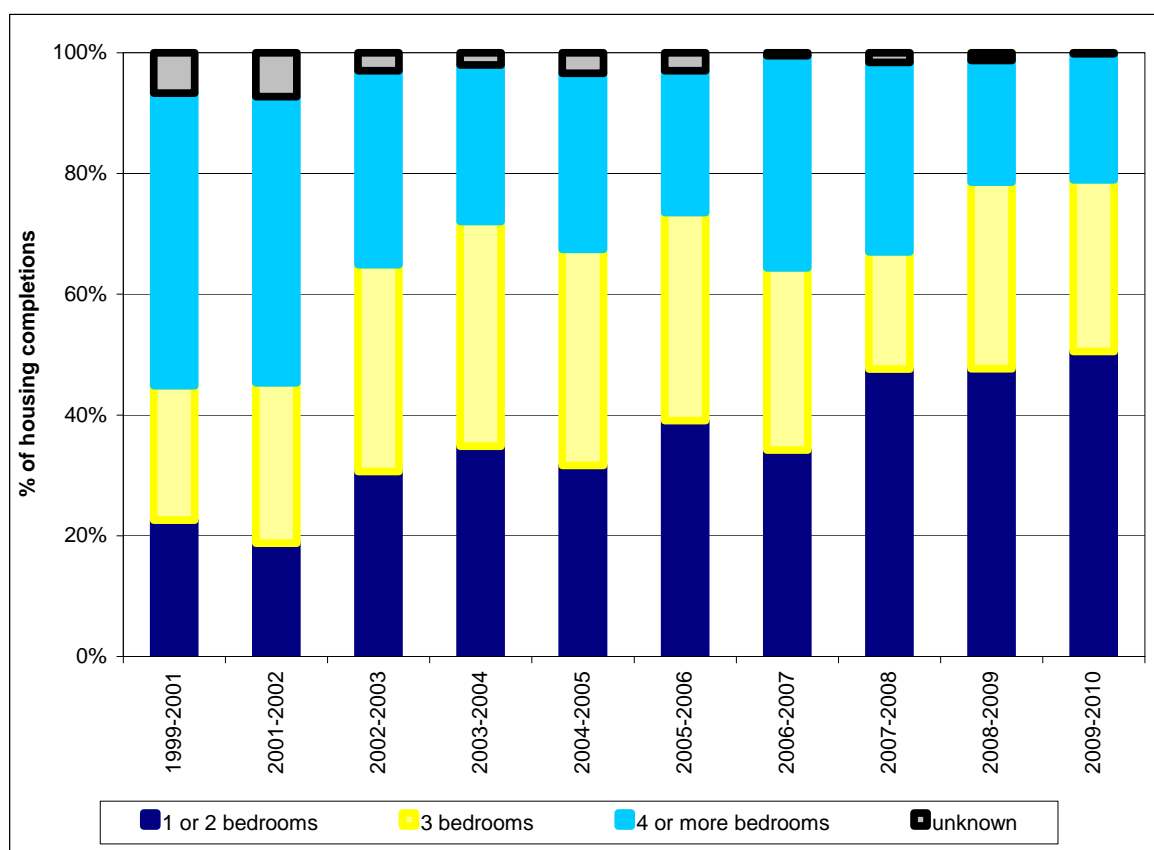
Control Policy HG/5. It is these housing developments that increase the average size of housing developments outside of village frameworks (see figure 4.18). These account for half of the dwellings permitted outside of frameworks. The other developments permitted outside of the village frameworks are mainly as a result of redeveloping existing non-residential uses to housing.

- 4.65. In Minor Rural Centres, Group Villages and Infill Villages the average size of windfall developments is less than the indicative individual scheme size limit set out in **Core Strategy Policies ST/4, ST/5, ST/6 and ST/7** (see figure 4.18). However, there are developments in these settlement categories that exceed the indicative limit (see figure 4.19). These developments either: include demolitions and therefore have a net gain within the indicative size limit; or include material considerations that allow an exception to policy, e.g. provision of a new drainage scheme that will help resolve localised flooding issues, provision of affordable housing, provision of a playing field or the reuse of brownfield land.

Market Housing Mix

4.66. 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** goes some way to achieving this aim by requiring 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.

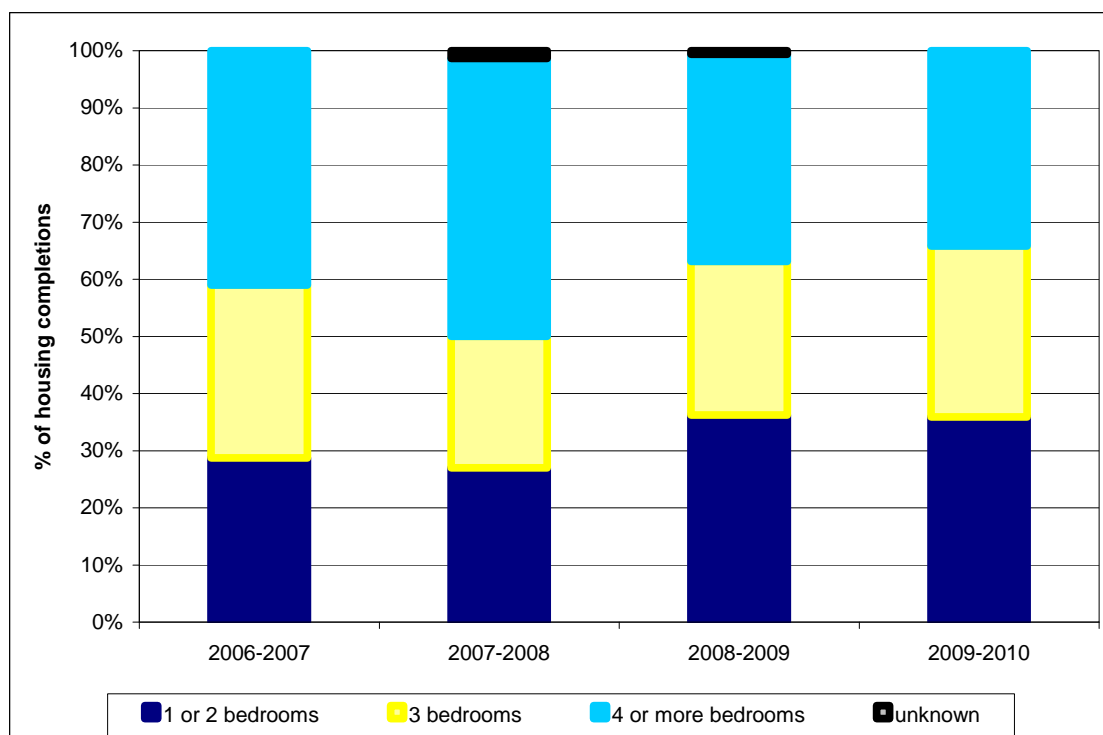
Figure 4.21: Housing completions by number of bedrooms (*Indicator LOA1*)



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

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.22: Market housing completions on developments of up to 10 dwellings by number of bedrooms (Indicator LOA5)



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

Source: Research & Monitoring – Cambridgeshire County Council

4.67. Over the last 11 years there has been a general upward trend in the percentage of all new dwellings that had either 1 or 2 bedrooms and a general downward trend in the percentage of all new dwellings with 4 or more bedrooms (see figure 4.21). However on housing developments of up to 10 dwellings, market dwellings with 4 or more bedrooms still account for more than 25%, which is the target set by **Development Control Policy HG/2**, and market dwellings with 1 or 2 bedrooms are still not providing at least 40% as required by the policy. This suggests that smaller dwellings are being built on the larger developments, such as the housing allocations at Orchard Park, Cambourne, and redevelopment schemes such as Windmill Estate, Fulbourn. Although the proportions have not yet met the targets of **Development Control Policy HG/2**, the changes are a step in the right direction.

4.68. 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 the proportion of smaller dwellings built will increase. Building at densities of 30 dph as required by **Development Control Policy HG/1** may also help to provide a more appropriate mix of properties in the district.

4.69. 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.

Housing Quality

- 4.70. 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.

Figure 4.23: Quality of new housing developments (**Indicator CO-H6**)

Building for Life standard	Number of developments
Gold	0
Silver	1
Average	11
Poor	0
Total	12

Source: South Cambridgeshire District Council – Planning & New Communities

- 4.71. The Council has completed 'Building for Life' assessments on all its schemes of 10 dwellings or more where the whole development was completed in 2009-2010. The Council has established an annual monitoring mechanism to undertake the assessments including verification by the Council's Accredited Assessor.
- 4.72. Schemes are judged against four categories with a total of 5 points per category and are given an overall score out of a maximum of 20. The scores are banded into four standards: 'Gold' (16-20); 'Silver' (14-15.5); 'Average' (10-13.5); and 'Poor' (9 or less). All of the qualifying schemes scored at least the national standard average for well-designed homes and neighbourhoods, and one scheme achieved a 'Silver' standard. The category in which most schemes did score particularly well is 'Environment and Community' with an average score of 4 out of 5, seconded by 'Character' ranging between 2.5 to 4.5, with the 'Streets, Parking & Pedestrianisation' & 'Design and Construction' categories rating in the range of 0.5 to 2.5 on average.
- 4.73. The scheme scoring the 'Silver' standard did well on all categories but particularly well on 'Character', 'Streets, Parking & Pedestrianisation' and 'Design and Construction'. The scheme is a brownfield development of 28 dwellings in Coton which provides a good accommodation mix, is within 500 m walking distance of key facilities, and incorporates well designed, good quality integrated solar roof panels for the generation of renewable energy. The character, architectural quality and design is specific to the scheme and respects its surrounding context in all aspects. Parking is mainly provided on-plot and is well integrated with landscape within the street scene.

Figure 4.24: Residential redevelopment at Coton

Gable end treatment enhanced by materials and openings.



Shared surface with integrated parking and landscaping.



Parking on plot and well integrated into street scene with appropriate landscaping.



Integrated solar roof panels.

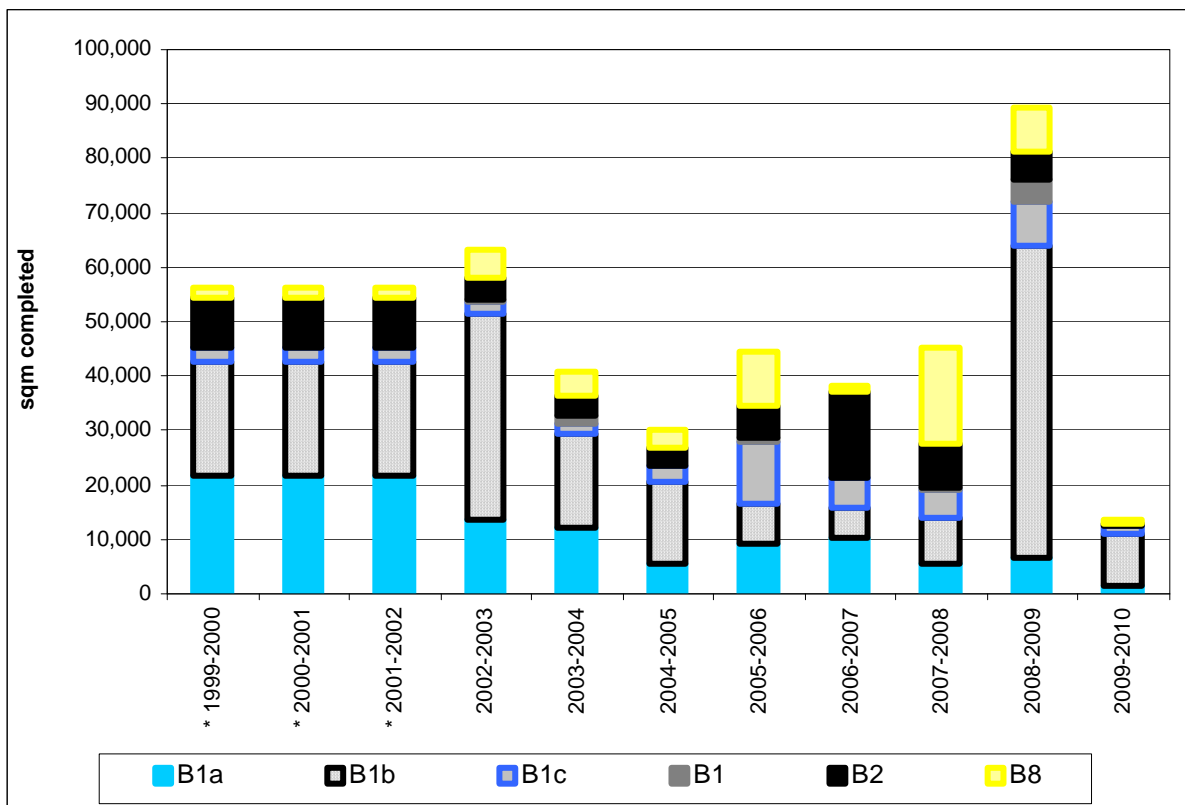


Employment Development and Supply

4.74. **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, that have been carried forward into **Site Specific Policies SP/12 and SP/13**.

Business Completions

Figure 4.25: Gross amount and type of completed employment floorspace (sqm) (Indicator CO-BD1i)

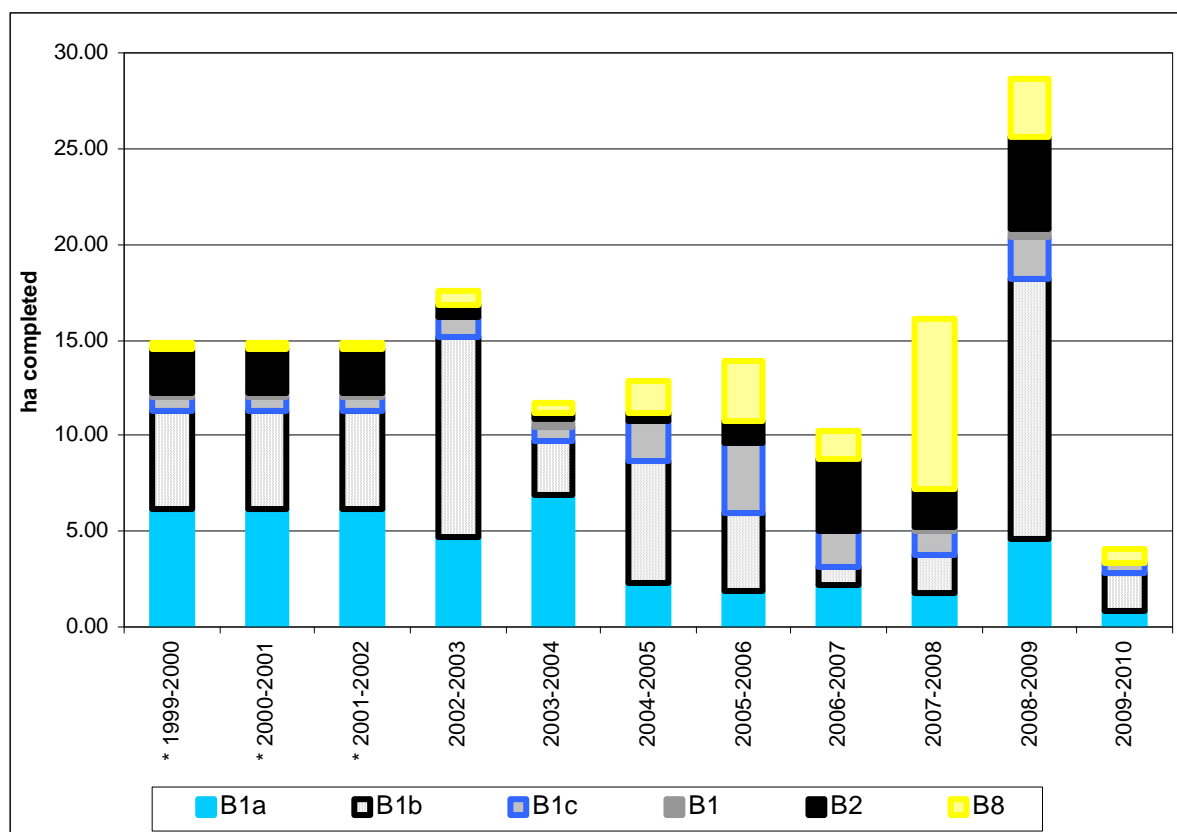


* For the period 1999-2002, data is only available for a three-year period; this figure has been split evenly across the three years on the graph.

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

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.26: Gross amount and type of completed employment land (ha) (Indicator LOA10i)



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

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.27: Net amount and type of completed employment floorspace (sqm) (Indicator CO-BD1ii)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	28	64,666	63,182	630	20,483	-6,157	142,832
2002-2003	320	13,111	37,890	-11,629	-3,947	4,539	40,284
2003-2004	1,328	10,935	16,451	-330	2,216	4,166	34,766
2004-2005	0	5,285	3,428	1,313	1,807	-168	11,665
2005-2006	448	6,761	4,315	10,182	2,473	8,891	33,070
2006-2007	0	9,384	-814	3,660	10,366	-112	22,484
2007-2008	-188	4,618	3,877	3,934	6,642	12,729	31,612
2008-2009	3,808	5,011	51,626	3,030	1,149	6,389	71,013
2009-2010	-56	783	8,371	600	-47,408	320	-37,390
TOTAL	5,688	120,554	188,326	11,390	-6,219	30,597	350,336

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.28: Net amount and type of completed employment land (ha) (Indicator LOA10ii)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	0.44	18.37	15.53	-1.33	4.80	-1.60	36.21
2002-2003	0.03	4.54	10.43	-4.83	-3.58	0.31	6.90
2003-2004	0.33	5.41	2.35	-0.21	-0.16	0.53	8.25
2004-2005	0.00	1.81	-0.47	1.30	-0.28	0.28	2.65
2005-2006	0.05	1.34	2.16	3.04	-0.53	2.85	8.90
2006-2007	0.00	1.19	-1.32	0.58	1.22	1.21	2.87
2007-2008	0.15	1.65	1.03	0.92	1.25	6.91	11.91
2008-2009	0.46	3.48	11.46	0.76	-0.50	0.84	16.50
2009-2010	-0.02	0.60	1.44	0.30	-18.47	0.64	-15.50
TOTAL	1.45	38.40	42.60	0.52	-16.26	11.98	78.69

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.29: 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	2009-2010
Total on allocated land	32,909	1,775	5,476	8,690	10,641	8,009	198	5,757	473
% of total floorspace	19.6%	2.8%	13.5%	29.0%	23.9%	20.9%	0.4%	6.4%	3.5%

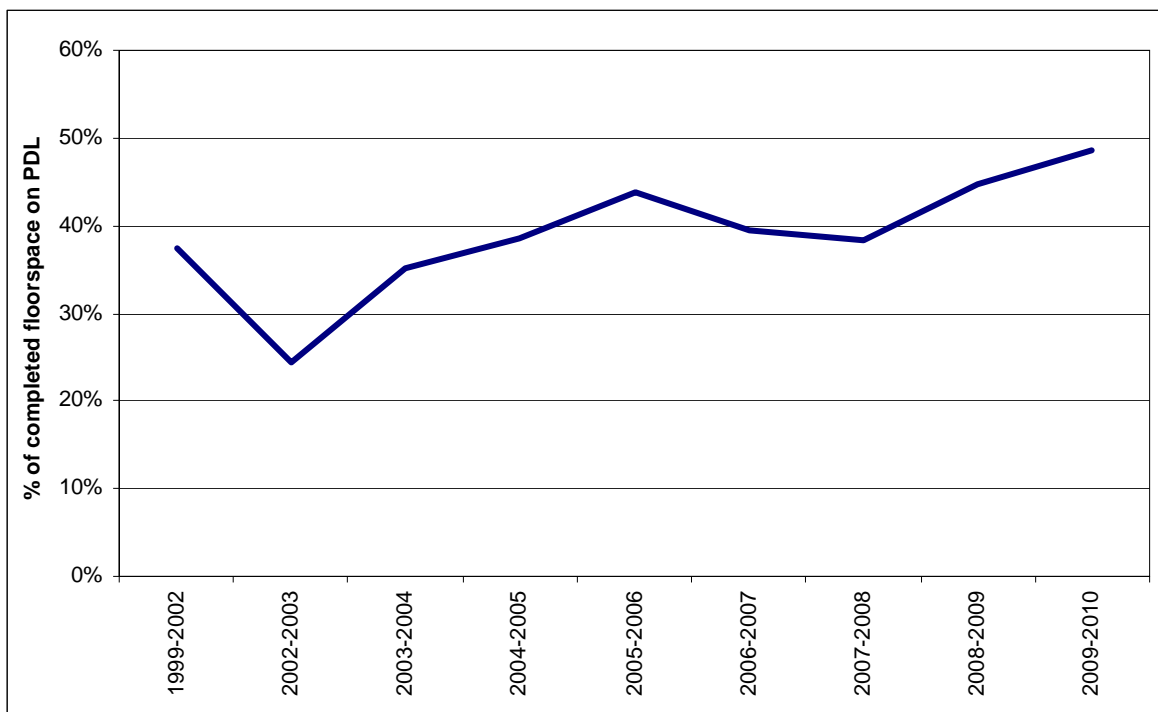
Source: Research & Monitoring – Cambridgeshire County Council

4.75. In 2009-2010, business completions, both in terms of the amount of floorspace and land, are the lowest recorded in the last 11 years. This is a significant fall from the previous monitoring year (2008-2009), which recorded the highest business completions in the last 11 years, almost 7 times the amount recorded in 2009-2010 (see figures 4.25 and 4.26). This change is reflection of the consequences of the economic downturn and a decline in the number of speculative business developments completed.

4.76. In the last monitoring year, the clearance of the Bayer Cropscience site has resulted in a significant net loss of business floorspace and business land (see figures 4.27 and 4.28). This site will be redeveloped for housing, employment, retail and open space, once remediation of the contaminated land is completed.

- 4.77. The continued success of policies supporting research and development, hi tech and biotech industries in the district can be seen in the business completions figures. Over the last 11 years, a net increase of 188,326 sqm of B1b (research & development use) has been completed, largely at research parks such as Granta Park (Great Abington), Cambridge Research Park (Landbeach) and the Wellcome Institute (Hinxton).
- 4.78. There is no pattern in the amount of new business floorspace completed on land allocated for employment uses (see figure 4.29). 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.

Figure 4.30: Amount and type of completed employment floorspace (sqm) on PDL (Indicator CO-BD2)



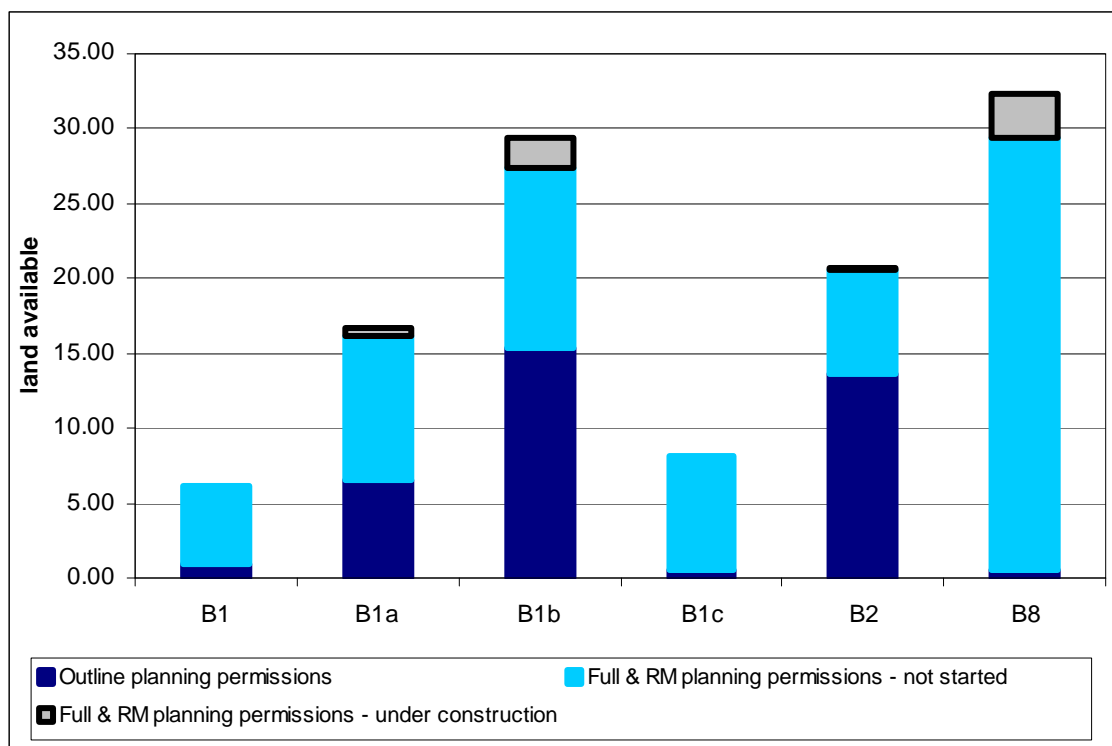
[For data, see figure A.2, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.79. Over the last 11 years, the percentage of dwellings completed on PDL has fluctuated between a low of 24% and a high of 49%, although there is a general upward trend. 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 (Great Abington), Cambourne Business Park and Papworth Everard Business Park.

Business Commitments

Figure 4.31: Gross amount and type of employment land (ha) available with planning permission at 31 March 2010 (Indicator CO-BD3i)



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

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.32: Net amount and type of employment land (ha) available with planning permission at 31 March 2010 (Indicator CO-BD3ii)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction	Total (with planning permission)
B1	0.96	5.18	0.00	6.14
B1a	6.56	7.36	0.12	14.03
B1b	10.41	1.77	2.03	14.21
B1c	0.57	5.60	0.00	6.17
B2	13.63	6.11	0.03	19.77
B8	-0.07	26.05	3.06	29.03
Total	32.06	52.07	5.24	89.36

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.33: Gross and net amount and type of employment land (ha) available on allocated land without planning permission at 31 March 2010 (**Indicator CO-BD3iii**)

	Gross	Net
B1	21.75	21.75
B1a	9.37	9.37
B1b	3.09	3.09
B1c	0.00	0.00
B2	4.52	4.52
B8	4.52	4.52
Total	43.26	43.26

The figures 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

- 4.80. South Cambridgeshire has a large supply of business land with planning permission (see figure 4.31); at 31 March 2010 this amounted to 113.43 ha, and of this nearly 70% had detailed planning permission. The majority of this land has planning permission for B1b (research and development) use, at sites such as Granta Park, the Babraham Institute at Babraham Hall, and the Wellcome Trust at Hinxton Hall.
- 4.81. Since March 2009, there has been an increase in outstanding planning permissions for B2 (general industrial uses) and B8 (warehousing and distribution uses) uses. This is largely as a result of two planning permissions granted in the last monitoring year: an extension at Camgrain APC on the A11, Balsham, and the construction of a carbon fibre precursor plant off Hinxton Road, south of Duxford.
- 4.82. The majority of land allocated for business uses is within the mixed use major developments on the edge of Cambridge and at Northstowe. For **Site Specific Policy SP/10** 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/10 (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/10 (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

4.83. 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 4.34: 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	2009-2010	Total
Whole district	-3.96	-6.21	-2.64	-3.61	-2.87	-4.23	-0.60	-3.36	-15.44	-42.92
On allocated land	none	none	none	none	none	none	none	none	-14.06	-14.06

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.35: 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	2009-2010	Total
Within village development frameworks	-3.82	-6.17	-1.17	-1.29	-0.97	-3.80	-0.26	-1.25	-0.30	-19.04
Whole district	-3.82	-6.17	-2.18	-1.71	-0.97	-3.80	-0.26	-2.14	-14.23	-35.28

Source: Research & Monitoring – Cambridgeshire County Council

4.84. Over the last 11 years, 42.92 ha of employment land has been lost to other uses, of this 82% 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 clearance of the former Bayer CropScience Site at Hauxton which has resulted in the loss of 13.93 ha of employment land. This site is located outside of any village development frameworks (which define the built up area of a particular settlement) and will be redeveloped for housing, employment (4,000 sqm of B1a office use), retail and open space.

4.85. Within village development frameworks (i.e. the built up area of a settlement), business premises have been changed to uses such as beauty and hair salons,

dentists, shops and professional services, and leisure uses such as children's activity centres, as well as residential, therefore retaining employment uses and services and facilities within the locality. Outside of village development frameworks, business premises have been changed to uses such as residential, education and nursery facilities, vets and vehicle depots. This loss of business land in the district has been compensated for by a gain of 126.16 ha of new business land (1999-2010) 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>).

Retail, Office and Leisure Development

4.86. 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 centre's position in the hierarchy.

Figure 4.36: Gross and net amount of completed floorspace (sqm) for retail, office and leisure uses and financial & professional services (**Indicator CO-BD4**)

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
1999-2002	22,168	11,820	NM	NM	64,666	64,666	NM	NM
2002-2003	1,173	1,173	NM	NM	13,561	13,111	NM	NM
2003-2004	2,178	2,038	0	0	12,196	10,935	0	-547
2004-2005	991	574	132	132	5,543	5,285	195	195
2005-2006	4,107	2,076	138	138	9,314	6,761	470	470
2006-2007	564	419	103	61	10,440	9,384	1,532	1,532
2007-2008	244	-545	85	-79	5,552	4,618	1,820	1,820
2008-2009	336	-1,166	538	403	6,780	5,011	816	816
2009-2010	333	-254	0	-213	1,502	783	1,063	936
TOTAL	32,094	16,135	996	442	129,554	120,554	5,896	5,222

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 (retail) 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 4.37: Gross and net amount of committed floorspace (sqm) for retail, office and leisure uses and financial & professional services at 31 March 2010 (Indicator LOA9)

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Outline planning permissions	500	500	0	0	34,102	34,102	0	0
Full & RM planning permissions - under construction	58	1	192	192	1,634	1,449	1,552	1,552
Full & RM planning permissions - not started	3,384	3,011	48	48	22,605	20,738	2,954	2,546
Allocated without planning permission	37,000	37,000	4,000	4,000	46,500	46,500	8,200	8,200

Source: Research & Monitoring – Cambridgeshire County Council

- 4.87. Within South Cambridgeshire, there has been significantly more retail (A1 use) and office (B1a) floorspace completed over the last 11 years, compared to the amount of floorspace for financial and professional services (A2 use) and leisure uses (D2 use) (see figure 4.36). This is partly a result of incomplete monitoring of A2 and D2 uses but also due to the rural nature of the district and the size of its settlements. Large scale leisure developments and a concentration of financial and professional services are more appropriately located in town and city centres, which until Northstowe is developed are all located outside of the district. However, the completion of the new headquarters building for the Cambridgeshire Football Association at Histon Football Club is a significant leisure development completed in the district.
- 4.88. 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, has resulted in significantly different gross and net figures for retail floorspace completed (see figure 4.36). In more recent monitoring years, the amount of retail completed has been much smaller, and is mostly the result of the change of use of small units within villages.
- 4.89. Within the district, there is 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 4.37 also shows a significant amount of leisure (D2) floorspace with detailed planning permission; this is the result of a series of planning permissions for new sports pavilions in locations such as Caldecote, Stapleford and Great Shelford, as well as Girton College and Spicers at Sawston.

Community Facilities and Local Services

- 4.90. 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 4.38: Amount of new residential development within 30 minutes public transport journey time of key services (**Indicator LOB4**)

	2005-2006 †	2006-2007 †	2007-2008 †	2008-2009 *	2009-2010 *
General Practitioner	87%	97%	99%	96%	97%
Hospital	68%	53%	38%	18%	36%
Primary School	96%	97%	99%	97%	95%
Secondary School	40%	73%	79%	78%	73%
Employment	97%	97%	99%	96%	96%
Major Retail Centre	41%	44%	44%	53%	39%
All of the Above	19%	18%	8%	16%	18%

† The data has been calculated using a list of all NHS hospitals and therefore includes Papworth Hospital which is a specialist hospital.

* The data has been calculated using a list of general NHS hospitals: Addenbrooke's Hospital and Hinchingbrooke Hospital. (Excludes any specialist hospitals such as Papworth Hospital).

The journey time is the sum of the time taken to walk to the bus stop, the duration of the bus journey and the time taken to walk from the bus stop to the service.

Source: New Communities – Cambridgeshire County Council

- 4.91. Over the last five monitoring years, less than 20% of new residential developments completed in each year were within 30 minutes public transport time of all six key services (see figure 4.38). 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. However the majority of all new development is close to key local services of a GP surgery and primary school. 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.

Developer Contributions

4.92. 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 or 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**). Where infrastructure and community facilities cannot reasonably be provided on the development site itself, it may be appropriate to secure a financial contribution for off-site provision. Developer contributions are secured through s106 agreements as a result of negotiations between the developer and the appropriate local authority.

Figure 4.39: Investment secured for infrastructure and community facilities through developer contributions (**Indicator LOF1**)

(i) for planning permissions granted that are wholly located in South Cambridgeshire

Secured by:	For:	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
South Cambridgeshire District Council	Provision of Off-site Affordable Housing	£0	£4,053,033	£289,072	£184,000	£0	£1,782,000
	Open Space	u/k	u/k	u/k	u/k	£191,194	£960,332
	Public Art	u/k	u/k	u/k	u/k	£97,500	£6,500
	Community Facilities	u/k	u/k	u/k	u/k	£40,000	£300,000
	Drainage	u/k	u/k	u/k	u/k	£0	£8,124
	Library (on behalf of Parish)	u/k	u/k	u/k	u/k	£5,000	£0
Cambridgeshire County Council	Education	£290,024	£3,562,850	£319,598	£413,750	£413,300	£897,046
	Libraries	£0	£0	£0	£0	£0	£0
	Transport	£5,000	£6,910,000	£275,663	£75,000	£0	£296,578
	Miscellaneous	£0	£102,000	£0	£0	£0	£0

(ii) for planning permissions granted that straddle the South Cambridgeshire – Cambridge City administrative boundary

	Secured by:	For:	2009-2010
Trumpington Meadows	Cambridgeshire County Council	Education	£13,943,086
		Libraries	£366,879
		Transport	£4,715,995
		Miscellaneous	£524,875
	South Cambridgeshire District Council & Cambridge City Council	Affordable Housing Contribution	£17,651 per affordable housing unit
		Sports, Health & Community Facilities, Open Space and Allotments (including officers and maintenance)	£1,548,557 plus £504 per street tree
		Ecological Mitigation Measures & Maintenance	£360,173
		Waste Receptacles	£65 per house and £150 per flat
		Miscellaneous	£59,000

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

- 4.93. In the last monitoring year, the s106 agreement for Trumpington Meadows has been signed which has secured over £21.5m of developer contributions for South Cambridgeshire District Council, Cambridge City Council and Cambridgeshire County Council (see figure 4.39(ii)). This is the first of the joint major developments to receive planning permission.
- 4.94. Away from the major developments, significant developer contributions have been secured in the last monitoring year as a result of the signing of the s106 agreements for the former EDF Depot & Training Centre at Milton and the Bayer Cropscience Site at Hauxton (see figure 4.39(i)). Together these s106 agreements have secured: £1.6m for the provision of off-site affordable housing; £762,933 for the provision of educational facilities; £565,145 for recreation and open space; and £300,000 for a community facility.

Open Space and Outdoor Recreation

- 4.95. 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**).
- 4.96. 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, the data for this indicator has not been collected as yet; the Council will investigate ways to capture this data for future years.

Renewable Energy

4.97. 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.

4.98. 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 4.40: Renewable energy capacity installed by type (in MegaWatts) (**Indicator CO-E3i**)

	Wind	Sewage Gas	Landfill Gas	Biomass	Photovoltaic	Hydro	Total
Before 1999	0	0	2.136	0	0	0	2.136
1999-2000	0	0	0	0	0	0	0
2000-2001	0	0	0	0	0	0	0
2001-2002	0.0025	0	0	0	0	0	0.0025
2002-2003	0	0	0	0	0	0	0
2003-2004	0	0	0	0	0	0	0
2004-2005	0	0	2.128	0	0	0	2.128
2005-2006	0.005	0	0	0	0.011	0	0.016
2006-2007	0.006	0	0	0	0.002	0	0.008
2007-2008	0.001	0	0	0	0.003	0	0.004
2008-2009	0.027	0	0.727	0	0	0	0.7540
2009-2010	0.011	0	0	0	0.006	0	0.0170
Total	0.0525	0	4.9910	0	0.0220	0	5.0655

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.41: Renewable energy capacity with planning permission at 31 March 2010 by type (in MegaWatts) (**Indicator CO-E3ii**)

Wind	Sewage Gas	Landfill Gas	Biomass	Photovoltaic	Hydro	Total
30.1477	0	0	0	0.23	0	30.3777

Source: Research & Monitoring – Cambridgeshire County Council

4.99. The data shown in figures 4.40 and 4.41 is that captured from planning permissions and from data supplied by Renewables East. In the last monitoring year, 2 wind turbines were installed, including one at Bassingbourn Primary School, and two arrays of photovoltaic panels were installed, including one at Waterbeach Primary School. However, the production of landfill gas at Milton Household Waste Recycling Centre / Landfill Site is still the largest installed renewable energy source in South Cambridgeshire (see figure 4.38).

4.100. At 31 March 2010, 20 wind turbines with a capacity of 30.15 MW and 2 arrays of photovoltaic panels with a capacity of 0.23 MW had planning permission but had not been installed (see figure 4.41). The outstanding planning permissions include the installation of: 13 wind turbines at Wadlow Farm, West Wrating; two wind turbines at Tesco, Bar Hill; and a wind turbine at Tesco, Milton.

4.101. **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.

Figure 4.42: Development proposals greater than 1,000 sqm or 10 dwellings including renewable energy technology providing at least 10% of their predicted energy requirements (**Indicator LOG2**)

	2009-2010		
	Number of planning permissions including renewable energy technologies to provide 10% of their predicted energy requirements	Number of planning permissions meeting the thresholds	%
Residential developments	15	17	88%
Non-residential developments	18	22	82%
TOTAL	33	39	85%

Source: Research & Monitoring – Cambridgeshire County Council

4.102. In the last monitoring year, 85% of planning permissions granted for developments meeting the thresholds set out in **Development Control Policy NE/3** included renewable energy technologies to provide 10% renewable energy. Although the

remaining 15% met the thresholds set out in **Policy NE/3**, individual circumstances meant that they were not required to meet the policy. For example, planning permissions for a change of use are not required to meet the policy. Also reserved matters planning permissions related to outline planning permissions granted before the introduction of the policy cannot be required to meet the policy, as to do so would be ultra vires.

Development in Locations of Particular Environmental Importance

- 4.103. 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 Policy NE/7**). European Directives and national planning policy also provide tiered protection for sites of biodiversity or geological importance.
- 4.104. 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.
- 4.105. 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 4.43: 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	2009-2010
SSSI (Site of Special Scientific Interest)	none	none	none	none	none	none
SAC (Special Areas of Conservation)	none	none	none	none	none	none
RAMSAR (Wetland Areas)	There are no RAMSAR sites in the district.					
SPA (Special Protection Areas)	There are no SPAs in the district.					
NNR (National Nature Reserves)	There are no NNRs in the district.					

Source: Cambridgeshire & Peterborough Biological Records Centre

Figure 4.44: 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	2009-2010
none	none	none	none	none	none

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

Figure 4.45: Amount of inappropriate development completed in the Green Belt (**Indicator LOK1**)

	2006-2007	2007-2008	2008-2009	2009-2010
Housing	none	none	6 Gypsy & Traveller pitches (S/1895/07)	none
Business	none	none	B1b use: 8015 sqm (S/1464/01)	Retail: 415 sqm (S/0692/07) D1 use: 613 sqm (S/0956/07) and 29 sqm (S/0358/08) D2 use: 381 sqm (S/1025/08)

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

4.106. **Indicators LOI1** and **LOE2** (see figures 4.43 and 4.44) show that in the last six 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.

4.107. In the last two years, **indicator LOK1** (see figure 4.45) shows that six proposals for inappropriate development have been completed in the Green Belt. All these sites were allowed for site specific reasons that were considered to outweigh the harm to 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.
- The Inspector considering the planning application for an extension of 415 sqm of retail space to Scotsdales Garden Centre, Great Shelford (S/0692/07) concluded that the development was not inappropriate, as it would not compromise the openness of the Green Belt.
- Planning permission was granted for a single storey building of 613 sqm to accommodate the Cambridge Cancer Help Centre at Scotsdales Garden Centre, Great Shelford (S/0956/07) on the grounds that the principle for

development had been established under S/1839/06. Planning permission for a single storey building of 463 sqm was allowed by the Council's Planning Committee (against the recommendation of the planning officer) based on a number of reasons including the lack of any significant adverse impact on the openness of the Green Belt and the absence of any suitable alternative, despite an extensive search being undertaken.

- Planning permission was granted for a barn adjacent to St Mary's Church, Comberton (S/0358/08) for use by a children's church group (29 sqm) as it was considered that special circumstances outweighed any harm to the Green Belt. The special circumstances were considered to be: a proven need for the building; alternative locations within the site had been discounted due to the impact on the listed church; and the removal of an ugly shed and rusty water tower from the site.
- The Council's Planning Committee (against the recommendation of the planning officer) approved planning permission for extensions to existing outbuildings to provide an outdoor centre and offices / store (381 sqm) at Quy Mill Hotel, Stow-cum-Quy (S/1025/08). Members agreed that the preservation of the buildings, the interests of tourism and the benefits for employment justified making an exception to the Green Belt policies.

Biodiversity

4.108. 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 4.46: Change in areas of biodiversity importance (*Indicator CO-E2*)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Change in hectares of sites of biodiversity importance	no change	no change	+ 1.89 ha	+ 0.75 ha	+ 2.24 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

Figure 4.47: Habitats and species affected by new developments (*Indicator LOI2*)

Housing Completions	South Cambridgeshire BAP Species *					UK NERC s41 Species †				
	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
% of planning permissions with housing completions "affecting" species records	66.8%	61.9%	73.4%	81.0%	78.4%	74.9%	68.6%	74.9%	93.1%	89.9%
% of species records "affected" by planning permissions with housing completions	5.9%	9.4%	9.1%	9.1%	12.5%	7.4%	22.4%	10.8%	9.9%	14.5%

Non-housing Completions \$	South Cambridgeshire BAP Species *					UK NERC s41 Species †				
	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
% of planning permissions with non-housing completions "affecting" species records	59.3%	49.3%	72.4%	59.2%	80.9%	55.6%	53.7%	79.3%	84.2%	87.2%
% of species records "affected" by planning permissions with non-housing completions	4.8%	3.6%	5.9%	7.3%	3.3%	2.3%	2.6%	4.2%	5.9%	3.6%

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

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

\$ Non-housing completions include business uses (B1-B8), retail use (A1), financial & professional services (A2) and leisure uses (D2).

Source: Cambridge & Peterborough Biological Records Centre

- 4.109. In the last monitoring year, a new County Wildlife Site at Harston Orchard has been selected (+2.75 ha) and the boundary of the Madingley Slip Road County Wildlife Site has been amended (-0.51 ha) which has resulted in an additional 2.24 ha of land in the district being classified as a site of biodiversity importance (see figure 4.46).
- 4.110. For **indicator LOI2** (see figure 4.47), the Cambridgeshire & Peterborough Biological Records Centre (CPBRC) have compared GIS layers of completed developments against layers showing the distribution of sites and species designated for their biodiversity interest. Where a development record and a species record intersect (i.e. overlap), it is considered that there is an affect, and therefore the number of intersections is used to indicate the proportion of species records that are “affected” by development. The data should be treated as an indication only as the species data is recorded in grid squares at various precisions from 100m to 10km; and therefore although a species grid square may intersect with a development, the species may not actually be affected by the development. The data in figure 4.45 indicates that an increasing proportion of developments are affecting species within the district, however any ‘real’ impacts on species will have been considered as part of the planning permission process and where applicable conditions will have been attached to the planning approval to mitigate against any impacts on biodiversity.

Listed Buildings

4.111. 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 **PPG15: Planning and the Historic Environment**.

Figure 4.48: Number of listed buildings and number that are at risk (**Indicator LOJ1**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Number of listed buildings	2,630	2,633	2,665	2,666	2,666	2,660
Number at risk	51	50	41	34	29	37
% of listed buildings at risk	1.9%	1.9%	1.5%	1.3%	1.1%	1.4%

Source: Planning & New Communities – South Cambridgeshire District Council

4.112. In the last year, there has been a fall in the number of listed buildings in the district; this is due to 6 listed buildings being removed from the statutory list. Of these, 5 were demolished several years ago but have only been removed from the list in the last year as part of a ‘tidying up’ exercise and the remaining listed building was incorrectly classified as a listed building but has now been removed from the list based on additional evidence.

4.113. The number of listed buildings at risk is consistently less than 2% of all listed buildings. The actual number of listed buildings at risk fluctuates as each year some are either repaired or demolished whilst new ones are added if they are giving cause for concern. 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

4.114. 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 4.49: Number of planning permissions granted where Environment Agency initially objected on flooding and water quality grounds (**Indicator CO-E1**)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Flooding	none	2 *	5 †	9 §	8 #
Water Quality	none	none	none	none	1 ^

* 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.

† 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.

S/0339/09, S/0696/08, S/0834/08, S/1575/08, S/1598/08, S/1624/08, S/1702/08 & S/1816/08 – 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/0300/10 – the planning permission is for a variation of planning condition, and therefore the Environment Agency withdrew their initial objection following discussions with the case officer and the submission of the required information by the applicant.

Source: Environment Agency

Figure 4.50: 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	2009-2010
Previously undeveloped functional floodplain land	unknown	unknown	unknown	unknown	unknown
Flood risk areas	none	none	none	none	none

Source: Planning & New Communities – South Cambridgeshire District Council

4.115. **Indicator CO-E1** shows that in the last three monitoring years, planning permission has been granted or allowed on appeal for 25 planning permissions where the

Environment Agency initially objected. However, in all cases these permissions were subject to appropriate conditions, the submission of a satisfactory flood risk assessment, or the submission of the required information by the applicant, and as a result the Environment Agency withdrew their objections, or they were allowed on appeal.

- 4.116. **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 currently have a complete record of all areas of functional flood plain in the district. The Council has functional floodplain modelling for large areas of the district as a result of the completion of its revised Strategic Flood Risk Assessment, however there are still areas in the north of the district where modelling of functional floodplain is not yet available. The Environment Agency intend to carry out further modelling in Spring 2011 and the Council's Strategic Flood Risk Assessment will be updated to include this information. It is anticipated that in future years the Council will have the necessary data to fully report on this indicator.

c. Significant Effects Indicators

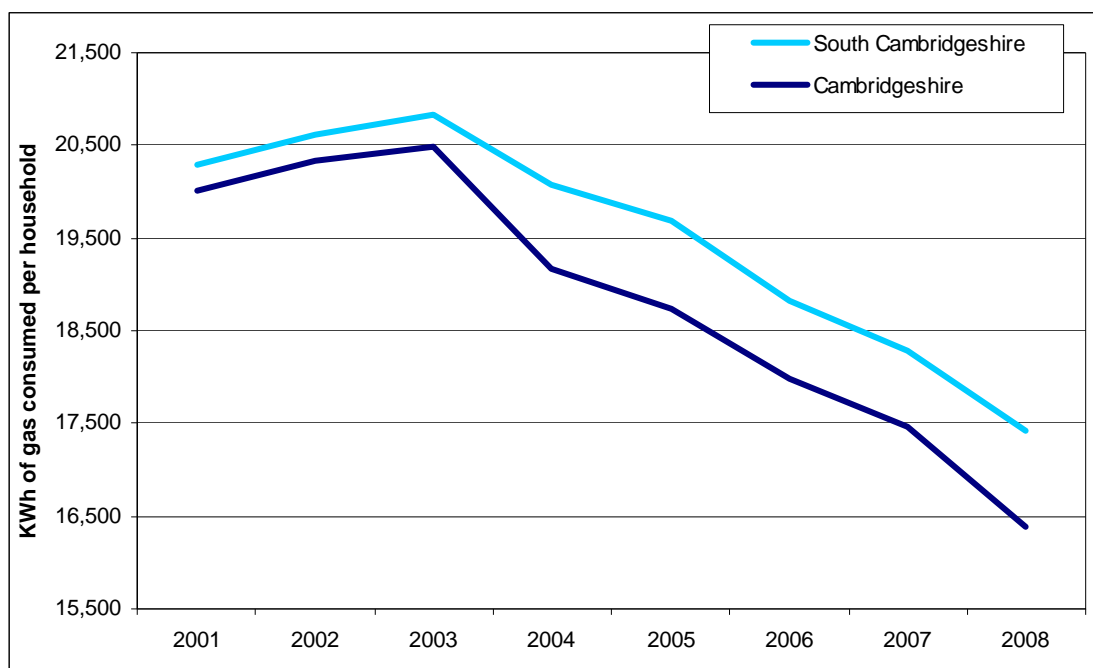
Land and Water Resources

4.117. South Cambridgeshire is a rural district with significant areas of high quality agricultural land, mineral resources and sand and gravel aggregates that require protection, and a limited supply of previously developed land available for development. The district is also in one of the driest areas in the country leading to water supply issues and is identified as an area of Serious Water Stress. It is therefore important that any proposed development makes the most efficient use of land while protecting the districts land and water resources.

Sustainability Appraisal Objectives: Land and Water Resources

- *Minimise the irreversible loss of undeveloped land and productive agricultural holdings.*
- *Reduce the use of non-renewable resources, including energy sources.*
- *Limit water consumption to levels supportable by natural processes and storage systems.*

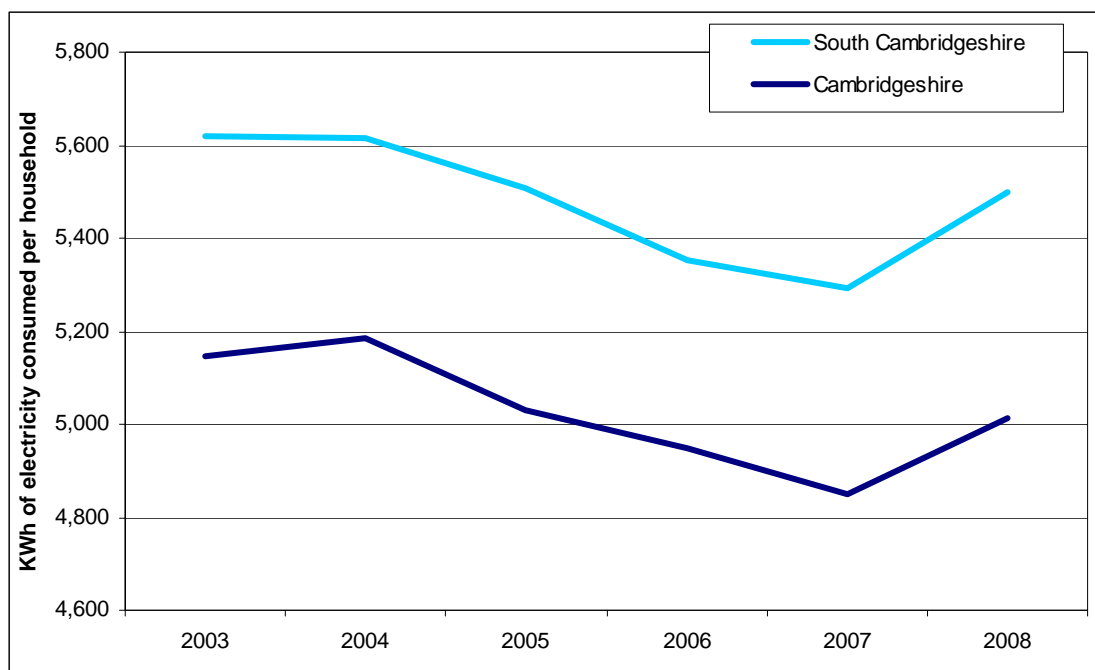
Figure 4.51: KWh (kilowatt hours) of gas consumed per household per year (Indicator SE3i)



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

Source: Department for Energy & Climate Change

Figure 4.52: KWh (kilowatt hours) of electricity consumed per household per year (**Indicator SE3ii**)



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

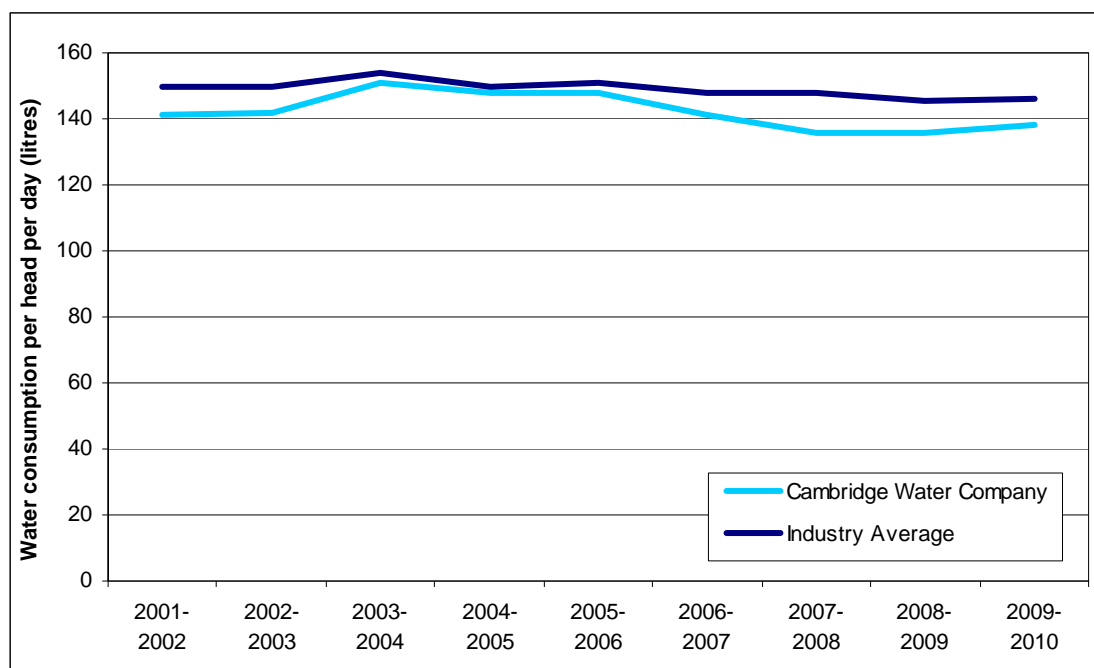
Source: Department for Energy & Climate Change

Figure 4.53: Generating potential of renewable energy sources (GWh, gigawatt hours) (**Indicator SE4**)

As at...											
1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
16.84	16.84	16.84	16.85	16.85	16.85	33.64	33.65	33.66	33.67	39.45	42.85

Source: Cambridgeshire County Council

Figure 4.54: Water consumption per head per day (in litres) (**Indicator SE5**)



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

Source: Ofwat

- 4.118. Within the district, consumption of gas and electricity has fallen over the last few years, while the generating potential of renewable energy has increased. This can be attributed to the growing awareness of climate change and the need to reduce greenhouse gas emissions, more energy efficient equipment, as well as the general trend in rising energy costs. In the last monitoring year, the generating potential of renewable energy sources has increased as a result of the completion of 2 wind turbines, including one at Bassingbourn Primary School, and the completion of 2 arrays of photovoltaic panels, including one at Waterbeach Primary School.
- 4.119. Over the last nine years there has been a slight fall in water consumption in 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.
- 4.120. Over the last 11 years there has been a general upward trend in both the percentage of dwellings and business floorspace completed on previously developed land (PDL) (see **indicators CO-H3 and CO-BD2**) and the average net density of new housing developments (see **indicator LOB3**). This suggests that new development is increasingly making efficient use of land.
- 4.121. The Council's adopted Local Development Framework documents promote the creation of sustainable mixed use developments, through the allocation of land in sustainable locations using PDL (where possible) and through policies requiring that developments include renewable energy sources and high levels of water and

energy efficiency. It is hoped this will lead to a continuation of these trends in energy and water use, and the increasing reuse of PDL.

Biodiversity

4.122. South Cambridgeshire includes five different Natural Areas each with a unique combination of physical attributes, such as geology, plant and animal species, land use and culture, which combine to create a distinctive biodiversity for each area. The district also has a variety of sites of international, national and local importance for nature conservation such as Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and County Wildlife Sites. It is therefore important that any proposed development maintains or enhances the biodiversity of the area, or any adverse impact can be adequately mitigated or compensated for.

Sustainability Appraisal Objectives: Biodiversity

- *Avoid damage to designated sites and protected species.*
- *Maintain and enhance the range and viability of characteristic habitats and species.*
- *Improve opportunities for people to access and appreciate wildlife and wild places.*

Figure 4.55: Percentage of Sites of Special Scientific Interest (SSSIs) in 'favourable' or 'unfavourable recovering' condition (**Indicator SE6**)

	2005	2006	2007	2008	2009	2010
South Cambridgeshire	89	77	92	93	91	76
Cambridgeshire	69	65	72	73	68	67

Source: Natural England

4.123. There have been no changes to the areas designated as SSSIs in South Cambridgeshire in the last seven monitoring years (**Indicator SE7**).

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

4.125. 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. Although the Biodiversity Strategy is now out of date, significant progress continues to be made against the Biodiversity Action Plan (BAP) targets (**Indicator SE9**). The following are some examples of what has been achieved in the last monitoring year:

- A high profile for biodiversity conservation has been maintained with the Ecology Officer appearing on local radio, TV and newspapers.
- Input into the design of Trumpington Meadows Country Park set to deliver 60ha of semi-natural habitats adjacent to the River Cam.
- Habitat enhancement delivered for the water voles on Rivers Shep and Mel.
- Enhancement and preservation of old orchards delivered through the Council's Community Orchards programme with at least 6 schemes supported.

- Willow pollarding programme continued to be supported through the Wildlife Enhancement Scheme.
- The County Council roadside verge scheme is now taking effect to conserve and positively manage the most important grassland verges.
- Continued support has been given to the Friends of the Fleam Dyke and Roman Road to ensure the positive management of these two important chalk grassland sites.
- Ponds continue to be managed and created through planning opportunities.
- Hedgerows have been re-planted and restored.
- The Fulbourn Swift Conservation Project has attracted national acclaim through its efforts to conserve the population of swifts and house sparrows.

Figure 4.56: Percentage of Rights of Way that are easy to use (**Indicator SE10**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
% of Rights of Way that are easy to use (based on the number)	70.3	61.2	75.0	70.3	72.6	87.5
% of Rights of Way that are easy to use (based on their length)	65.9	56.7	63.1	72.8	80.0	86.5

Source: Countryside Access – Cambridgeshire County Council

4.126. Within the district, there are still areas of our SSSIs which are assessed as ‘unfavourable declining’ and ‘unfavourable no change’, suggesting that their unique biodiversity characteristics are under threat. However, in the last monitoring year there have been a number of projects undertaken to maintain and enhance biodiversity in the district in line with the Council’s BAP targets.

4.127. In terms of public access to wildlife and wild places, over the last six years there has been a general increase in the percentage of Rights of Way that are classified as easy to use and the area of Local Nature Reserves per 1,000 people has remained consistently at 0.2ha, even though the population of the district has risen. In future, public access to wildlife and wild places should be improved through the creation of a new Country Park at Trumpington Meadows and significant areas of open space associated with the other major developments. Cambridgeshire Horizons, in partnership with the district councils, is currently preparing a new version of the Green Infrastructure Strategy, which will set out a vision and strategy for securing green infrastructure over the next thirty years.

Landscape, Townscape and Archaeology

4.128. The villages of South Cambridgeshire vary in size and character, with complex combinations of materials and styles set in different landscapes. The district also contains a great variety of buildings of architectural and historical interest. It is therefore important that any proposed new development: does not harm local amenity, responds to local surroundings, is of high quality design, and brings benefits to the landscapes and townscapes of the area.

Sustainability Appraisal Objectives: Landscape, Townscape and Archaeology

- *Avoid damage to areas and sites designated for their historic interest, and protect their settings.*
- *Maintain and enhance the diversity and distinctiveness of landscape and townscape character.*
- *Create places, spaces and buildings that work well, wear well and look good.*

Figure 4.57: Percentage of the total built-up area falling within Conservation Areas (Indicator SE12)

2004	2005	2006	2007	2008	2009	2010
21.2 %	21.6 %	21.9 %	21.8 %	22.4 %	22.4 %	20.2 %

Source: South Cambridgeshire District Council

Figure 4.58: (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 (i)		Place Survey (ii)
	2003	2006	2008
South Cambridgeshire	57%	47%	91%
Cambridgeshire	50%	43%	86%

4.129. The Council intended to monitor the percentage of new homes developed to Ecohomes 'good' or 'excellent' standard (Indicator SE14). The Ecohomes accreditation was replaced in April 2007 by the Code for Sustainable Homes (CfSH). According to statistics published by the Department for Communities and Local Government in November 2010, a total of 150 CfSH design stage certificates and 139 CfSH post construction stage certificates have been issued for South Cambridgeshire, however a breakdown of the data by CfSH level and year is not yet available.

- 4.130. As a result of the Council's ongoing review of all the conservation areas in the district, there has been an increase in the amount of land designated as Conservation Areas. The changes include extensions to the Sawston, Great Shelford and Fulbourn conservation areas, as well as a new designation at Duxford Airfield. The number of listed buildings at risk is consistently less than 2% of all listed buildings (see **indicator LOJ1**). The actual number of listed buildings at risk fluctuates each year as some are either repaired or demolished whilst new ones are added if they are giving cause for concern. 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.
- 4.131. The Building for Life assessment data (see **indicator CO-H6**) suggests that there are developments in the district that work well, wear well and look good. The residents of the district also seem increasingly satisfied with the local area as a place to live.

Climate Change and Pollution

4.132. South Cambridgeshire is a rural district with large areas of high quality agricultural land and large areas of land within the floodplain; therefore the key issues for the district relating to climate change are fluvial flooding and changes in the soil characteristics. The rural nature of the district also increases dependency on car travel, and road transport is a significant source of pollution in the district. Waste is a big environmental issue and it is thought that up to 90% of household waste could be recycled.

Sustainability Appraisal Objectives: Climate Change and Pollution

- Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise vibration and light).
- Minimise waste production and support the recycling of waste products.
- Limit or reduce vulnerability to the effects of climate change (including flooding).

Figure 4.59: Carbon Dioxide emissions (**Indicator SE15**)

	Carbon dioxide emissions from domestic sources (kilo tonnes)				Carbon dioxide emissions per domestic capita (tonnes)			
	2005	2006	2007	2008	2005	2006	2007	2008
South Cambridgeshire	341	355	349	349	2.5	2.6	2.5	2.4

Source: Department for Energy & Climate Change

Figure 4.60: Annual average concentration of Nitrogen Dioxide ($\mu\text{g}/\text{m}^3$) (**Indicator SE16i**)

	2004	2005	2006	2007	2008	2009
Bar Hill	49.7	42.0	43.0	34.0	42.0	39.0
Impington	52.2	31.0	30.0	41.0	35.0	33.0

Source: South Cambridgeshire District Council

Figure 4.61: 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	2009
Bar Hill	40 days	25 days	51 days	49 days	52 days	48 days
Impington	72 days	37 days	42 days	34 days	43 days	55 days

Source: South Cambridgeshire District Council

Figure 4.62: Vehicle flows across the South Cambridgeshire – Cambridge City boundary over a 12 hour period (**Indicator SE17**)

2001	2003	2004	2005	2006	2007	2008	2009
172,926	170,036	183,596	185,908	183,850	188,684	187,153	184,962

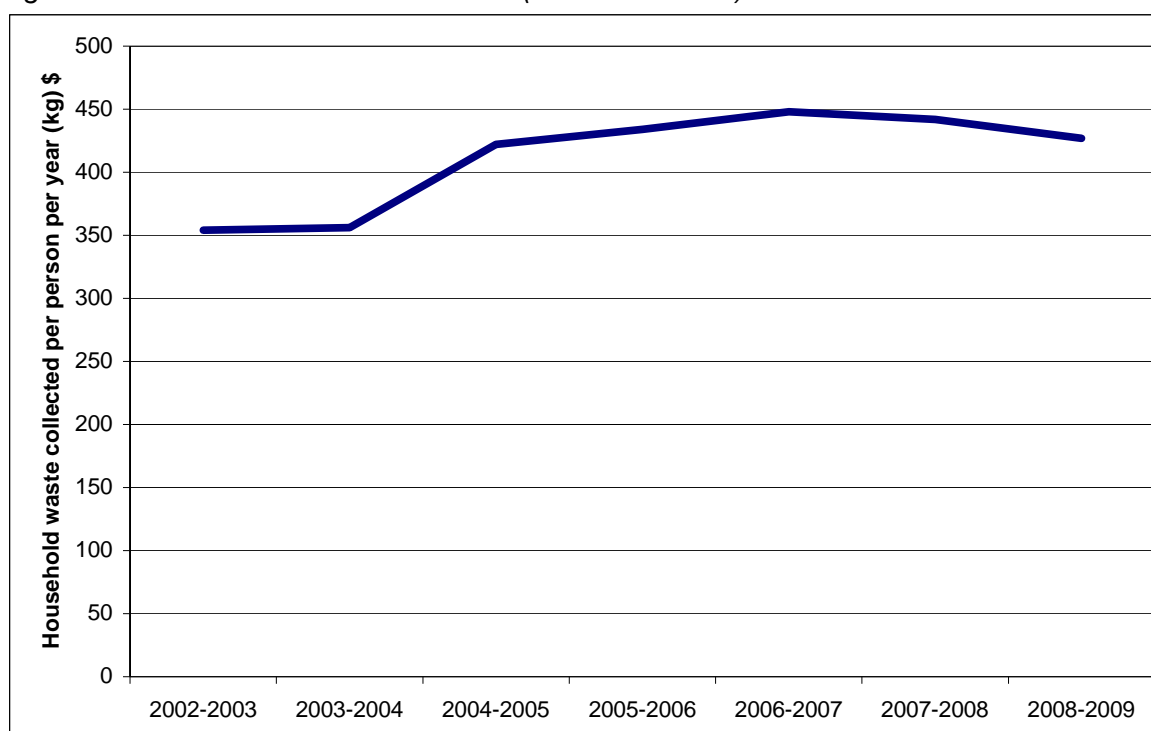
Source: Cambridgeshire County Council

Figure 4.63: Percentage of main rivers of 'good' or 'fair' quality (**Indicator SE18**)

	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Biological	100%	100%	100%	n/a	100%	100%	100%	100%	100%	100%	100%	100%
Chemical	99%	100%	94%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Source: Environment Agency

Figure 4.64: Household waste collected (**Indicator SE19**)

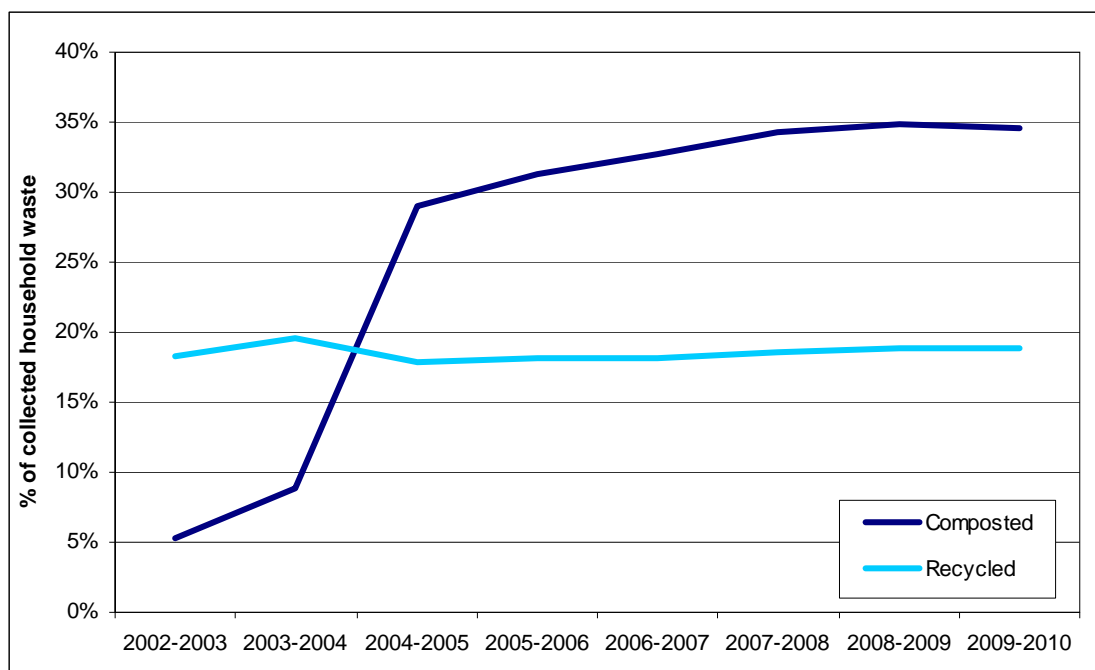


[For full data, see figure A.18, appendix 3]

Residual waste per household (kg) *	2009-2010	\$ Household waste per person per year: this is measured by population and includes all waste produced.
South Cambridgeshire	450.71	* Residual waste per household: this is measured by household and only includes the 'black bag' waste, therefore excluding any waste recycled, reused or composted.

Source: South Cambridgeshire District Council

Figure 4.65: Percentage of household waste collected which is recycled or composted (Indicator SE20)



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

Source: South Cambridgeshire District Council

Figure 4.66: Number of properties at risk to flooding (Indicator SE21)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Flood Zone 3 (1 in 100 flood event)	1,736	1,831	1,902	1,873	1,985
Flood Zone 2 (1 in 1000 flood event)	2,901	3,072	3,312	3,154	3,323

Source: Environment Agency

4.133. Carbon dioxide emissions from domestic sources have remained fairly consistent over the last four years. Annual average nitrogen dioxide levels recorded at two automatic monitoring stations alongside the A14 are showing a slight fall compared to 2004, although they remain close to the annual mean objective of 40ug/m³. An Air Quality Management Area (AQMA) for nitrogen dioxide was declared in July 2007 and amended in July 2008 to include PM10. The AQMA covers the stretch of the A14 between Milton and Bar Hill. A third automatic monitoring station was placed on Orchard Park and within the AQMA in 2009.

4.134. Monitoring tests both the annual mean levels of nitrogen dioxide and how many times a year an hourly objective is breached. The national annual mean objective is 40 ug/m³. To record no exceedences of the hourly objective shows good performance in areas where members of the public may be present for up to an hour

(amenity areas, public spaces, walking along and local shops). The annual mean objective is more relevant to residential premises because it gives a better account of overall air quality over time. The Orchard Park site is showing good compliance with the annual mean objective for nitrogen dioxide, recording 20 ug/m³ in 2009 with no exceedences of the hourly mean objective. Performance at Bar Hill and Impington is less good with a history of exceedences of the annual mean objective but both are within the national average annual mean objective in 2009. At Impington, the hourly mean objective was exceeded in 2005 (on only 1 occasion, 18 occasions are allowed), whilst at Bar Hill, the hourly objective for nitrogen dioxide has not been exceeded on any occasion. The higher concentrations Bar Hill and Impington are possibly due to their location, adjoining the A14 carriageway, whereas the Orchard Park analyser is approximately 50m from the carriageway.

- 4.135. The reason for gradual improvements in air quality is unclear. It is possible that it is due to a combination of improvements in cleaner vehicle engine technologies and changing meteorological conditions. Continued monitoring of air quality and monitoring of the impact of development and mitigation measures throughout the AQMA into future years will enable the Council to determine the causes of any improvement.
- 4.136. Vehicle flows from South Cambridgeshire into the City of Cambridge have increased since 2001. Policies in the Local Development Framework seek 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.
- 4.137. Over the last eight years there has been a significant increase in the proportion of waste that is recycled and composted in the district. This is the result of the Council's pro-active approach to recycling through the introduction of green and blue bins and boxes, which allow the recycling of a significant amount of household waste. 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.
- 4.138. Whilst there has been a general increase in the number of properties at risk from flooding over recent years, there was a slight decrease in the period 2008-2009. However no new developments have been completed in flood risk areas without agreed flood defence measures (see *indicator LOG1*). The Environment Agency is continually updating its flood maps when new modelling becomes available to provide as accurate data as possible and therefore the figures are assessed against a changing framework.

Healthy Communities

4.139. Good health both for individuals and communities is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, opportunities to experience leisure and cultural services activities and green and open space.

Sustainability Appraisal Objectives: Healthy Communities

- *Maintain and enhance human health.*
- *Reduce and prevent crime, and reduce the fear of crime.*
- *Improve the quantity and quality of publicly accessible open space.*

Figure 4.67: Life expectancy at birth (in years) (**Indicator SE22**)

		1999-2001	2000-2002	2001-2003	2002-2004	2003-2005	2004-2006	2005-2007	2006-2008	2007-2009
Males	South Cambridgeshire	79.0	79.0	79.4	79.0	79.2	79.2	80.4	81.1	81.6
	England	75.7	76.0	76.2	76.5	76.9	77.3	77.7	77.9	78.1
Females	South Cambridgeshire	82.6	83.0	83.1	83.3	83.9	84.2	84.4	84.5	84.5
	England	80.4	80.7	80.7	80.9	81.1	81.6	81.8	82.0	82.2

Source: Office for National Statistics

4.140. Within South Cambridgeshire, 75% of residents described their health as 'good' in the 2001 census. 13% of residents have a limiting long-term illness (**Indicator SE23**).

Figure 4.68: Number of recorded crimes per 1,000 people (**Indicator SE24**)

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
South Cambridgeshire	59.2	57.0	48.5	43.6	49.9	49.2	45.5	41.4
Cambridgeshire	90.9	93.6	79.2	73.5	74.9	72.8	71.5	65.5

Source: Cambridgeshire Constabulary

Figure 4.69: Percentage of residents feeling safe after dark (**Indicator SE25**)

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

Figure 4.70: Hectares of strategic open space per 1,000 people (**Indicator SE26**)

	2004	2006	2007	2008	2009	2010
South Cambridgeshire	4.30	4.67	7.34	7.30	7.20	7.15
Cambridgeshire	5.50	5.14	5.86	5.80	5.73	5.68

Source: Cambridgeshire County Council

- 4.141. 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**).
- 4.142. The district has both healthy communities and healthy individuals. The life expectancies of its male and female residents are higher than the national averages and are increasing gradually over time. Also, the health of the residents in the district is good, with a lower proportion of residents with a limiting long-term illness than the national average. Residents have access to more strategic open space than residents in Cambridgeshire as a whole, and the crime rate in the district is below that for the county. Residents in the district also feel increasingly safe after dark.
- 4.143. The Council's is also currently preparing a Health Impact Assessment SPD, to provide advice and guidance to developers on how to carry out a Health Impact Assessment. The Health Impact Assessment aims to identify any effects of the development on health in order to enhance the benefits for health and minimise any risks to health. It specifically considers the differential impacts on different groups in the population, because certain groups are potentially more vulnerable such as those on a low income, people involved in the criminal justice system, minority ethnic groups, young, disabled (physically and learning) and elderly people.

Inclusive Communities

4.144. It is crucial that new sustainable communities are vibrant and thriving places for everyone irrespective of their age, race, faith, gender, disability or income. Developing inclusive communities goes beyond the design of the built environment. It requires thought about the location of accessible and affordable housing and its proximity to community, employment, shopping and leisure facilities as well as providing opportunities for people to play an active role in the place where they live.

Sustainability Appraisal Objectives: Inclusive Communities

- *Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).*
- *Redress inequalities related to age, gender, disability, race, faith, location and income.*
- *Ensure all groups have access to decent, appropriate and affordable housing.*
- *Encourage and enable the active involvement of local people in community activities.*

Figure 4.71: Percentage of the district's population with each 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
2009	0.8	22.5	23.9	40.6	12.2

4.145. **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. The indicator recorded the percentage of the districts population in each 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.

4.146. 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**. 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.

Figure 4.72: (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 (i)		Place Survey (ii)
	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%

Figure 4.73: Indices of Multiple Deprivation (**Indicator SE30**)

	2000	2004	2007
Income Deprivation Rank	298 th	294 th	275 th
Employment Deprivation Rank	275 th	286 th	276 th
Overall Deprivation Rank	342 nd	345 th	350 th
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

Figure 4.74: House price: earnings ratio (**Indicator SE31**)

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
South Cambridgeshire	4.9	5.8	5.9	6.5	6.9	6.8	7.4	7.0	8.2	7.9	6.4
Cambridgeshire	4.2	4.7	4.9	5.7	6.3	6.6	7.2	7.1	7.6	7.6	6.5

Source: Department for Communities & Local Government

Figure 4.75: Median gross household income (**Indicator SE32**)

	2005	2006	2007	2008	2009	2010
South Cambridgeshire	£33,500	£33,300	n/a	£35,400	£36,000	n/a
Cambridgeshire	£29,400	£30,000	n/a	£31,900	£32,500	n/a

Source: Research Group – Cambridgeshire County Council

Figure 4.76: (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 (i)		Place Survey (ii)
	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%

Figure 4.77: (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 (i)		Place Survey (ii)
	2003	2006	2008
South Cambridgeshire	81%	82%	33%

* 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.

4.147. South Cambridgeshire is one of the least deprived districts in the country, however 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 planning policies are intended to ensure that all groups have access to decent, appropriate and affordable housing and in the last 11 years there has been a general

upward trend in the proportion of new housing that is affordable (see *Indicator CO-H5*).

- 4.148. Over the last five years, less than 20% of new residential developments completed in each year were within 30 minutes public transport time of all six key services: doctors, hospital, primary school, secondary school, employment, and major retail centre (see *indicator LOB4*). However, the Council's adopted development strategy seeks to ensure that new development is provided in the most sustainable locations, and therefore it is anticipated that in future years there will be a significant increase in the proportion of the district's population that live on the edge of Cambridge.
- 4.149. 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

4.150. The economy of the district is driven by the Cambridge Phenomenon, which is the clustering of hi tech, biotech and research and development industries within the district due to its proximity to Cambridge University and Addenbrooke's Hospital.

Sustainability Appraisal Objectives: Economic Activity

- *Help people gain access to satisfying work appropriate to their skills, potential and place of residence.*
- *Support appropriate investment in people, places, communications and other infrastructure.*
- *Improve the efficiency, competitiveness, vitality and adaptability of the local economy.*

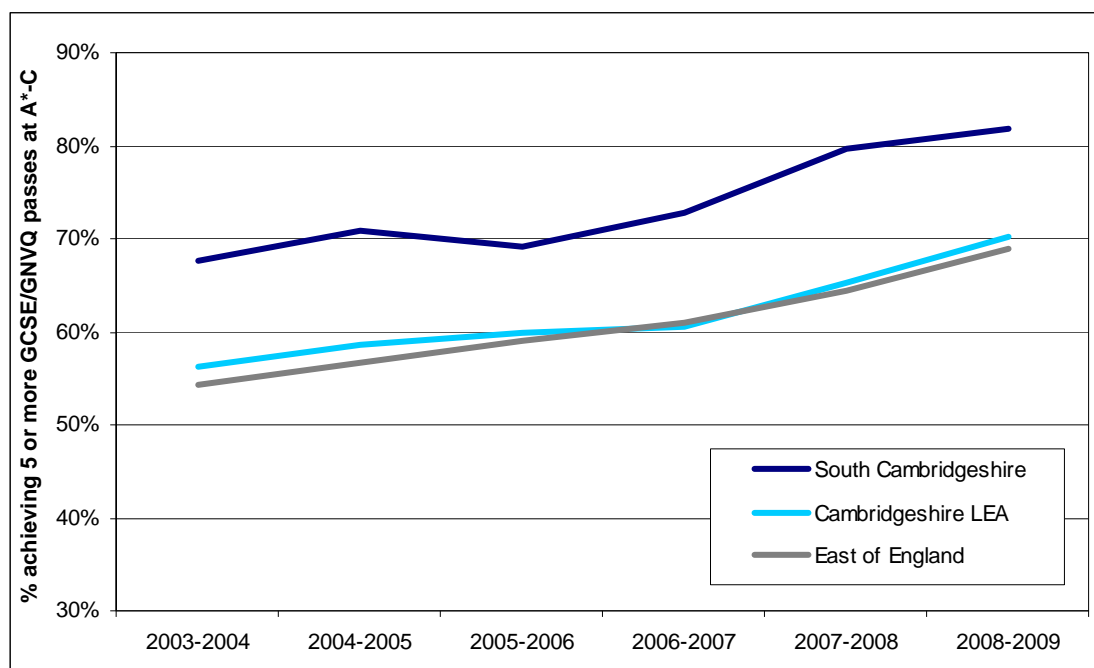
Figure 4.78: Number of people unemployed claiming Job Seekers Allowance (**Indicator SE36**)

2003	2004	2005	2006	2007	2008	2009	2010
771	720	749	764	737	636	1,508	1,573

Source: NOMIS

4.151. 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**).

Figure 4.79: % 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.20, appendix 3]

Source: Department for Children, Schools & Families

Figure 4.80: % of primary school pupils achieving Level 4 or higher in English, Maths and Science (**Indicator SE39**)

		2005	2006	2007	2008	2009
English	South Cambridgeshire	88%	85%	87%	89%	87%
	Cambridgeshire LEA	82%	82%	83%	84%	81%
	East of England	79%	80%	80%	80%	80%

		2005	2006	2007	2008	2009
Maths	South Cambridgeshire	84%	84%	86%	85%	84%
	Cambridgeshire LEA	78%	79%	79%	79%	79%
	East of England	75%	76%	77%	78%	78%

		2005	2006	2007	2008	2009
Science	South Cambridgeshire	93%	92%	93%	95%	92%
	Cambridgeshire LEA	90%	88%	89%	89%	88%
	East of England	87%	87%	88%	87%	88%

Source: Department for Children, Schools & Families

Figure 4.81: Average point score per student entered into GCE/VCE/Applied A/AS and Equivalent examinations (**Indicator SE40**)

	2006-2007	2007-2008	2008-2009
South Cambridgeshire	558.5	692.6	602.7
Cambridgeshire LEA	766.0	797.6	763.2
East of England	722.6	736.1	731.5

Source: Department for Children, Schools & Families

Figure 4.82: % of resident population with NVQ level 1 (or equivalent) and above (**Indicator SE41**)

	2005	2006	2007	2008	2009
South Cambridgeshire	85.2%	85.4%	84.7%	85.0%	78.6%
Cambridgeshire	81.0%	80.0%	80.8%	80.8%	80.5%
Great Britain	77.2%	77.6%	79.9%	77.7%	78.9%

Source: NOMIS

Figure 4.83: Annual net change in VAT and/or PAYE registered firms (**Indicator SE43**)

	2004	2005	2006	2007	2008
Enterprise births	780	725	685	835	715
Enterprise deaths	590	560	535	590	545
Active enterprises	6,560	6,670	6,800	7,085	7,235
Net change	-	110	130	285	150

Source: Office for National Statistics

Figure 4.84: Economic Activity Rate (**Indicator SE44**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
South Cambridgeshire	83.7%	85.1%	83.8%	81.5%	84.98%	82.5%
Cambridgeshire	82.0%	79.4%	79.2%	81.1%	81.1%	79.8%

Source: NOMIS

Figure 4.85: Number of people in employment (**Indicator SE45**)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Employed Residents	72,700	72,000	71,700	74,100	71,000
Workplace Population	65,700	60,700	50,700	48,100	52,900

Source: Research Group – Cambridgeshire County Council

Figure 4.86: Industrial composition of employee jobs (**Indicator SE46**)

Industry Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Manufacturing	23.5%	23.6%	23.3%	22.6%	20.6%	20.0%	19.9%	17.2%	17.7%	17.1%
Construction	5.3%	3.8%	3.9%	4.2%	3.7%	3.7%	4.7%	5.2%	5.5%	5.2%
Services	68.1%	70.0%	70.1%	70.3%	73.1%	73.5%	72.8%	75.2%	74.1%	75.1%
- Distribution, Hotels & Restaurants	19.5%	18.0%	16.1%	18.8%	20.2%	21.6%	18.5%	17.3%	16.9%	22.5%
- Transport & Communications	3.5%	4.0%	4.5%	3.5%	3.4%	4.0%	3.4%	2.5%	2.0%	1.9%
- Banking, Finance & Insurance	22.5%	24.2%	26.3%	25.3%	27.0%	26.9%	25.4%	27.9%	27.9%	27.1%
- Public Admin, Education & Health	19.1%	19.9%	19.6%	18.1%	18.5%	17.3%	21.3%	23.1%	23.0%	20.1%
Other	3.6%	3.9%	3.6%	4.6%	4.0%	3.7%	4.2%	4.4%	4.3%	3.5%

Source: NOMIS

4.152. The education level of primary school pupils and secondary school pupils that attend schools in the district is gradually increasing over time and in both cases the pupils are performing higher than those attending schools in other areas of the county and region. Planning permissions granted in the last monitoring year have secured £897,046 to spend on educational facilities in the district (see **indicator LOF1**) and the development at Trumpington Meadows has secured an additional £13.9m to be spent on educational facilities within Cambridge City and South Cambridgeshire for the residents of the new development and existing surrounding residents.

4.153. The recession has had an impact on the vitality of local economy in the last year, as the number of people claiming job seekers allowance has risen slightly and the economic activity rate has fallen slightly.

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	47+ 48
	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 retail, office and leisure uses and financial & professional services	55
Housing	CO-H1	CO2a	Plan periods and housing targets	20
	CO-H2(a)	CO2a	Net additional dwellings completed in previous years	18
	CO-H2(b)	CO2a	Net additional dwellings completed in the reporting year	18
	CO-H2(c)	CO2a	Net additional dwellings in future years	23 + 26
	CO-H2(d)	CO2a	Managed delivery target	23
	CO-H3	CO2b	Percentage 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	61 – 62

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 percentage of all housing completions on sites of 2 or more dwellings	33
	LOA8	Affordable dwellings permitted as a percentage of all dwellings permitted	33
	LOA14	Travelling Showpeople plots completed	36
	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.	40 – 41	
Employment, Community Facilities & Local Services	LOA9	Amount of committed floorspace for retail, office and leisure uses and financial & professional services	56
	LOA10	Amount and type of completed employment land	48+ 49
	LOF1	Investment secured for infrastructure and community facilities through developer contributions	58– 59
	CO1b → LOA11	Amount of completed employment floorspace on allocated land	49
	CO1e → LOA12	Amount of employment land lost	53
	CO1f → LOA13	Amount of employment land lost to residential development	53
	CO3b → LOB4	Amount of new residential development within 30 minutes public transport time of key services	57

	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	60
	LOE2	Amount of land adjacent to an Important Countryside Frontage that has been lost to development	64
	LOG1	Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures	70
	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	62
	LOI1	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas	64
	CO8i → LOI2	Habitats and species affected by new developments	67
	LOJ1	Number of listed buildings and number that are at risk	69
	LOK1	Amount of inappropriate development completed in the Green Belt	65

Site Specific Indicators

The Site Specific Policies DPD was adopted in January 2010. It has not been possible to include data on these indicators in this AMR, however it is anticipated that data will be available for inclusion in next year's AMR.

	Ref	Indicator Description	Page
Site Specific Policies DPD	SSLO1	Residential densities at Cambourne	n/a
	SSLO2	Dwelling completions at North of Impington Lane, Impington	n/a
	SSLO3	Dwelling completions at Powell's Garage, Woollards Lane, Great Shelford	n/a
	SSLO4	Dwelling completions at Fulbourn & Ida Darwin Hospitals	n/a
	SSLO5	Development at sites allocated for B1 employment use	n/a
	SSLO6	Development at sites allocated for B1 / B2 / B8 employment use	n/a
	SSLO7	Development at Cambridge Northern Fringe West (Orchard Park)	n/a
	SSLO8	Development at North West Cambridge Huntingdon Road to Histon Road	n/a
	SSLO9	Development at Bayer CropScience, Hauxton	n/a
	SSLO10	Papworth Everard Village Development	n/a
	SSLO11	Progress of open space allocations	n/a
	SSLO12	Green separation at Northstowe	n/a

Statement of Community Involvement

The Statement of Community Involvement was adopted in January 2010. It has not been possible to include data on these indicators in this AMR, however it is anticipated that data will be available for inclusion in next year's AMR.

Indicator Description	Page
Customer satisfaction on the Council's Planning Application Service	n/a
Equalities monitoring information from Planning Policy public consultations	n/a
Monitoring the consultation methods used by Planning Policy	n/a

Area Action Plan Output Indicators

Until detailed 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

	Ref	Indicator Description	Page
North West Cambridge	NWC01	Total number of: (i) units of student accommodation completed (ii) housing completions / annual rate	n/a
	NWC02	Housing density	n/a
	NWC03	Percentage of housing which is affordable	n/a
	NWC04	Employment land supply by type	n/a
	NWC05	Employment uses in the local centre	n/a
	NWC06	Distance to public transport	n/a
	NWC07	Amount (and percentage) of completed non-residential development complying with car parking standards	n/a
	NWC08	Public open space and recreation facilities	n/a
	NWC09	Sustainable development: (i) amount of residential development designed in line with the Code for Sustainable Homes (ii) amount of non-residential development designed in line with BREEAM	n/a
	NWC10	Renewable energy installed by type	n/a
	NWC11	Water conservation	n/a
	NWC12	Investment secured for infrastructure and community facilities through developer contributions	n/a

Significant Effect Indicators

	Ref	Indicator Description	Page
Land and Water Resources	SE1	% of new and converted dwellings completed on previously developed land [see Core Indicator CO-H3]	28
	SE2	Average density of new dwellings completed [see Local Indicator LOB3]	30
	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	76
	SE7	Total area designated as Sites of Special Scientific Interest (SSSIs)	76
	SE8	Area of Local Nature Reserves per 1,000 people	76
	SE9	Progress in achieving priority BAP targets	76
	SE10	% of Rights of Way that are easy to use	77
Landscape, Townscape and Archaeology	SE11	% of Listed Buildings classified as being at risk [see Local Indicator LOJ1]	69
	SE12	% of the total built-up area falling within Conservation Areas	78
	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	78
	SE14	% of new homes developed to Ecohomes 'good' or 'excellent' standard	n/a
Climate Change and Pollution	SE15	Carbon dioxide emissions per domestic property per year	80
	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 ³	80
	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	81
	SE18	% of main rivers of 'good' or 'fair' quality (chemical & biological)	81
	SE19	Household waste collected	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	% of residents feeling safe 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	85
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]	86
	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	87
	SE30	Indices of multiple deprivation	87
	SE31	House price: earnings ratio	87
	SE32	Median gross household income	88
	SE33	% of all dwellings completed that are affordable [see Core Indicator CO-H5]	31
	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	88
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	88	
Economic Activity	SE36	Number of people unemployed claiming Job Seekers Allowance	90
	SE37	% of residents aged 16-74 in employment and working within 5km of home or at home	90
	SE38	% of all 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A*-C grade	90
	SE39	% of primary school pupils achieving Level 4 or higher in English, Maths and Science	91
	SE40	Average point score per student entered into GCE/VCE/Applied A/AS and Equivalent examinations	91
	SE41	% of resident population with NVQ level 1 (or equivalent) and above	91
	SE42	Infrastructure investment [see Local Indicator LOF1]	58 – 59
	SE43	Annual net change in VAT registered firms	92
	SE44	Economic Activity Rate	92
	SE45	Number of people in employment	92
SE46	Industrial composition of employee jobs	93	

Appendix 2: Assessment of Land Supply Sites

a. Allocations without Planning Permission

Cambridge East

- A.1. Cambridge East is proposed as 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 has a capacity of 10,000 - 12,000 dwellings.
- A.2. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport will not happen in the immediate future as there are currently no suitable relocation options but they have not ruled out that circumstances may change at which point they would be prepared to reconsider their options. They have recently advised that they do not currently envisage relocation of the Airport in the period to 2031. As such, no allowance is made for housing on the Airport part of the Cambridge East site in the housing trajectory. However, the site remains allocated for a major urban extension and the future of the allocation will be considered in the Council's review of its **Core Strategy**.
- A.3. The **Cambridge East Area Action Plan** specifically provides for an early phase of development North of Newmarket Road, either ahead of the development of the Airport site, or without it in the event that the Airport site did not come forward. Marshall has advised that it is exploring the possibility of bringing forward proposals for this land in the period 2016 - 2031, broadly in accordance with the estimates of housing within the Area Action Plan at between 1,500 and 2,000 homes. The Council has made an estimate of possible timing of development for the purposes of the trajectory, with phasing by year much as anticipated in previous trajectories.
- A.4. The **Cambridge East Area Action Plan** also provides for the potential of another early phase of development on land North of Cherry Hinton, limited to development that can be provided at sufficient distance from the runway to protect amenity and so that it is of a scale that can relate to and be served by existing development to the south, which is estimated to be in the order of 800 dwellings. Marshall has advised that it is also exploring the possibility of bringing forward proposals for this land, again in the period 2016 – 2031 and also broadly in accordance with the estimates of housing within the Area Action Plan. Part of this land is in separate ownership and the landowners have advised that they wish to pursue development earlier than Marshall with potential to start development on site in late 2012 or early 2013. The Council has therefore made an estimate of possible phasing of development, starting on the land in separate ownership and moving on to the Marshall land after 2016.
- A.5. Discussions are in progress with Marshall and other landowners. The District Council, together with Cambridge City Council, wish to explore the scope for these separate phases of development North of Newmarket Road and North of Cherry Hinton further to understand in more detail how they can come forward independently of the Airport but without closing down the potential for the full urban

extension in the longer term, if relocation of the Airport proves to be possible. This approach is consistent with the adopted Area Action Plan and will also be considered further through the review of the **Core Strategy**.

North West Cambridge Area Action Plan area

- A.6. South Cambridgeshire District Council and Cambridge City Council jointly adopted the **North West Cambridge Area Action Plan** in October 2009. The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University. This will include key worker housing for University staff, student housing, new faculty buildings and research facilities and market housing. The site as a whole is expected to deliver 3,000 dwellings plus 2,000 student units.
- A.7. The University has advised that the housing trajectory included in the adopted Area Action Plan should be revised to reflect its current masterplanning and phasing strategy. The University has indicated that development could start on site in 2012-2013 and be completed in 2021-2022. This is an earlier start than anticipated in the Area Action Plan. The submission of a planning application had been expected in January 2011. However the University has advised that it is talking to the Highways Agency and Cambridgeshire County Council (as the highways authority) about the implications of the Government's Comprehensive Spending Review decision in October 2010 that it will not be proceeding with the proposed A14 upgrade, and that the submission of an outline planning application may be delayed for a few months. It says this is to enable the production of a revised travel plan which meets the requirements of the highways authority, which it believes will be possible to achieve and enable it to continue with its overall proposals.

Land between Huntingdon Road, Histon Road & the A14 (NIAB 2)

- A.8. The site was allocated as a sustainable housing-led urban extension to Cambridge in the **Site Specific Policies DPD**, adopted in January 2010. The site is adjacent to the Cambridge City Council NIAB allocation (NIAB 1) and has an approximate capacity of 1,100 dwellings. Advice from the Highways Agency has been that the development should not be occupied until the section of the A14 between the Girton and Milton interchanges has been upgraded and opened. The implications of the Government's announcement that the proposed scheme has been withdrawn as being unaffordable under any reasonable future funding scenario are being explored. However, the Department for Transport (DfT) has made it clear that it recognises that this corridor faces severe congestion, and that mobility along the route is critical for economic success and growth. The DfT has advised that it will undertake a study to identify cost effective and practical proposals that bring benefits and relieve congestion, looking across modes to ensure sustainable proposals are developed. It says that this approach will also provide an opportunity for the private sector to play its part in developing schemes to tackle existing problems in the corridor.
- A.9. Taking this into account, and pending the results of the Government's investigations, the Council has taken the approach for the purposes of this year's housing trajectory that the process is likely to take in the order of 7 years to move through a new study,

take it through public inquiry and to implement identified improvements. This is considered a reasonable approach given the Government's recognition of the importance of addressing the congestion on this stretch of the A14 to support the continued economic success of the Cambridge area and facilitate the major housing development planned to support that growth. On this basis, it is assumed that no development can be completed on the NIAB 2 site until 2018-2019. The housing trajectory then assumes a relatively modest figure of 150 dwellings completed in the first year, building up to 300-350 dwellings per annum thereafter. This is consistent with the approach agreed with Inspectors through the various Local Development Framework examinations into the major developments. The situation will be reviewed as work on the **Core Strategy** review moves forward and in next year's Annual Monitoring Report.

Orchard Park – 3 additional land parcels

- A.10. The **Site Specific Policies DPD** (adopted in January 2010) allows the potential for the development of 3 additional land parcels for housing, in place of other uses. The additional parcels could provide in the order of 220 dwellings. The landowner of parcel Q / HRCC has indicated that development could start on site in 2011 and be completed by 2013.
- A.11. The landowner of parcels L2 and Com 4 has indicated that development could start on site in 2012 and be completed in 2014, subject to obtaining detailed planning permission and sale to a housebuilder. The landowner has also 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, although there is no policy presumption against a higher number of dwellings if it meets the other policy requirements.
- A.12. The situation regarding the A14 improvements does not directly affect development of these sites. The Highways Agency and Cambridgeshire County Council (as the highways authority) agreed at the **Site Specific Policies DPD** examination that the proposed change in use of these land parcels from non-residential uses would not have a material change on the traffic levels already planned for from the site.

Northstowe

- A.13. Northstowe is a planned new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The **Northstowe Area Action Plan** was adopted in July 2007, and a planning application has been submitted.
- A.14. Delivery of Northstowe has been delayed by the effects of the recession. It has also been affected by the Government's decision to withdraw the proposed A14 improvement scheme, and the delay in measures to increase capacity in this key route while a further study is undertaken. Indications are that approximately 1,500 dwellings could be delivered at Northstowe ahead of improvements to the A14, and that a further 1,000 dwellings could be delivered ahead of a wider scheme with the provision of local measures including parallel distributor roads beside the A14

between the Bar Hill and Dry Drayton exits. For the purposes of this year's housing trajectory, the Council has used the same assumptions as set out at paragraph A.9 for the NIAB 2 site i.e. that the improvements will not be in place until 2018-2019. Taking a precautionary approach, it is also assumed that only 1,500 dwellings will be delivered ahead of completion of the scheme, although this figure could increase to 2,500 in total if the local measures mentioned above were delivered.

Cambourne – extra density

- A.15. Cambourne is a new settlement to the west of Cambridge; and was originally anticipated to provide approximately 3,000 dwellings with a 10% reserve. Changes to government policy required higher minimum densities from new development to make more efficient use of land, and therefore the **Site Specific Policies DPD** states that it is appropriate that the remaining areas at Cambourne should be developed at higher densities so that the average net density of the settlement as a whole is raised to 30 dwellings per ha. The **Site Specific Policies DPD** (adopted in January 2010) confirms in principle that an additional 950 dwellings can be accommodated within the village framework. An outline planning application for Upper Cambourne to increase the capacity by 950 dwellings was submitted in August 2007. On 6 December 2010, the Council's planning committee considered the planning application and gave officers delegated powers to approve the application subject to a number of conditions.
- A.16. Predicted completions of 175 dwellings per annum have been assumed, as the mid range of 150-200 dwellings per annum as advised by the developer in the context of the submitted planning application. It is anticipated that the first dwelling will be completed in late 2011.

Fulbourn & Ida Darwin Hospitals

- A.17. Within the Fulbourn and Ida Darwin Hospitals Major Developed Site in the Green Belt, the Ida Darwin Hospital part of the site was allocated in the **Site Specific Policies DPD** (adopted in January 2010) for redevelopment for housing with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. The site 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 that construction could start on site in 2013 and be completed by 2022.

Powell's Garage, Great Shelford

- A.18. The site was allocated in the **Site Specific Policies DPD** (adopted in January 2010) and could provide approximately 18 dwellings on previously developed land within the heart of the village. A detailed planning application for 25 dwellings was submitted in May 2010 and was approved subject to a number of conditions at the Council's Planning Committee in October 2010. The landowner / agent has indicated that construction could start on site in early 2011 and be completed by Spring 2012.

Papworth Everard West Central

- A.19. The **Site Specific Policies DPD** (adopted in January 2010) allocates land in the centre of Papworth Everard for a mixed-use redevelopment to enhance the village centre. The scheme will be guided by the **Papworth Everard West Central SPD**, which is currently being produced by the Council in consultation with other stakeholders. Based on earlier work, the site had been expected to provide around 87 dwellings. However, recent work as part of the preparation of a draft SPD, including urban design considerations, suggests that a smaller number of dwellings might be more appropriate with a realistic minimum figure of 42 dwellings, based on the two main sites within the area likely to be identified as suitable for residential use (of approximately 40 and 2 dwellings respectively). The larger site is currently being marketed by the landowner as a development opportunity and the owner of the smaller site has indicated that development can start as soon as planning permission is granted.

North of Impington Lane, Impington

- A.20. The **Site Specific Policies DPD** (adopted in January 2010) allocates land north of Impington Lane for residential development. This carries forward the residue of an earlier allocation. Two previous planning applications have been refused on the grounds that design and access, flooding, provision of open space and loss of employment issues had not been adequately overcome. Until these issues 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. This is the approach the Council took at the examination into the DPD and was accepted by the Inspectors as a reasonable approach given the nature of the site.
- A.21. A planning application for the southern part of the site was submitted in October 2010. The northern part of the site is in separate ownership and the Council has had no indication from the landowner whether the site is available for development.

b. Existing Permissions

Trumpington Meadows (Cambridge Southern Fringe, S/0054/08)

- A.22. 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 on land straddling the South Cambridgeshire – Cambridge City boundary.
- A.23. Completions are based on the phasing plan approved as part of the outline planning permission for Trumpington Meadows.

Cambourne

- A.24. 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 majority of the 3,300 dwellings are now completed. The completions rate of the remaining dwellings is expected to be approximately 200 dwellings per annum. Although completions in 2009-2010 were lower than this, the number of dwellings under construction suggests that completions will be higher in 2010-2011 and based on the completions rates over the last 3 years a figure of 200 dwellings per annum is considered reasonable.
- A.25. Development has come forward at higher densities than originally anticipated and therefore has been implemented on a smaller footprint than the area covered by the original outline permission. A new application for an additional 950 dwellings within the remainder of the original footprint is dealt with in paragraphs A.15 – A.16.

Orchard Park

- A.26. 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 originally allocated in the **Local Plan 2004**, and received outline planning permission in June 2005 for 900 dwellings. At March 2010, 640 dwellings had been completed. The **Site Specific Policies DPD** (adopted in January 2010) carries forward the allocation. The developers have indicated that the site is expected to be complete by March 2013.

Former Bayer Cropscience Site (S/2308/06)

- A.27. The former Bayer Cropscience site is a brownfield redevelopment site located on the A10 near Hauxton. The site was allocated for a sustainable mixed-use development in the **Site Specific Policies DPD** (adopted in January 2010). Outline planning permission was granted for a scheme including up to 380 dwellings in February 2010. The site is contaminated and remediation work is in progress. The landowner / agent has indicated that development works are expected to start in 2012 and be completed by 2019.

Historic Rural Allocations with planning permission

- A.28. **Wellbrook Way, Girton (S/2103/06, S/0691/03, S/1932/05, S/2118/08 & S/1381/09)**: the site has detailed planning permission for 222 dwellings. There are 11 dwellings outstanding and a revised planning permission for these 11 dwellings was approved in July 2010. It is anticipated that these dwellings will be completed by March 2012. The site also has detailed planning permission for 76 close care flats. The landowner has indicated that the site is under construction and is expected to be completed by March 2012.
- A.29. **North of Over Road, Longstanton (S/1762/03, S/02069/04, S/01875/06, S/01876/06, S/00548/07, S/0625/06 & S/1390/07)**: the site has planning permission for 510 dwellings following the demolition of 2 existing dwellings. It was originally

allocated under the previous development strategy where development was dispersed around the district through a number of village extensions. Phase 1 (91 dwellings following the demolition of 2 existing dwellings) has been completed. The remaining 25 dwellings on phase 2 (173 dwellings) are under construction and the developer has indicated that these dwellings will be completed by December 2011. The developer of phase 3a (87 dwellings) has indicated that construction has started on site and that the phase will be completed in 2013. The developer of phase 3b (159 dwellings) has indicated that work could start on site in Spring 2011 and be completed by December 2015, subject to the archaeological investigations being completed on target.

- A.30. **North of Chiswick End, Meldreth (S/1543/02):** the site was granted outline planning permission for 20 dwellings in February 2007. A detailed planning application was submitted in February 2010. The Council has been unable to contact the landowner / developer regarding the timetable of delivery of the development.
- A.31. **East of Ermine Street South, Papworth Everard (S/1468/04 & S/1599/03):** the site has detailed planning permission for 135 new dwellings following the demolition of 14 existing dwellings. At March 2010, the site was complete except for 3 dwellings, which were under construction. It is anticipated that the outstanding dwellings will be completed by March 2011.
- A.32. **West of Ermine Street South, Papworth Everard (S/1688/08, S/01624/08 & S/01424/08):** the site has detailed planning permission for 365 dwellings following the demolition of 6 existing dwellings. The developer of the southern section of the site has indicated that infrastructure works have started on site and that the development is anticipated to be complete by February 2016. The developer of the northern section of the site has indicated that work will start on site in 2011 and be completed in 2017.
- A.33. **North of Ashwell Road, Steeple Morden (S/1133/05, S/1286/06 & S/1966/04):** the site has planning permission for 12 dwellings. At March 2010, 7 dwellings had been built and 5 dwellings had not been started. The Council has been unable to contact the landowner / developer regarding the timetable of delivery of the remaining dwellings.
- A.34. **North of Bannold Road, Waterbeach (S/1737/07 & S/1260/09):** the site has planning permission for 92 dwellings. The site is under construction and the developer has indicated that the development will be complete by the end of 2011.

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

- A.35. **Land at Southgate Farm, Chesterton Fen Road, Milton (S/1653/07):** the site has planning permission for 26 gypsy pitches.
- A.36. **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 developer has indicated that the development is anticipated to be complete by Easter 2011.

- A.37. **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. Construction has started on site and the developer has indicated that the development is expected to be complete by September 2011.
- A.38. **Land at Moores Farm, Fowlmere Road, Foxton (S/1946/04):** the site has outline planning permission for 14 dwellings. The landowner / agent has indicated that work will start on site in 2011 and is expected to be complete by 2012, subject to viability, the approval of detailed planning permission and the sale of the site to a developer.
- A.39. **Windmill Estate, Fulbourn (S/0987/07, S/0986/07 & S/0565/10):** the site has planning permission for the demolition of 164 existing dwellings and construction of 273 dwellings. This is a redevelopment of a 1960s Council estate as a partnership between South Cambridgeshire District Council and Accent Nene Housing Society for the provision of new homes for rent, shared ownership and outright sale and a new community centre. Phase 1 is under construction and has resulted in the demolition of 63 existing dwellings. It is anticipated that the redevelopment of the site will be complete by March 2014.
- A.40. **Land rear of 13-17 High Street, Over (S/1114/06):** the site has planning permission for 28 dwellings. The site is under construction and the developer has indicated that the development will be complete by March 2011.
- A.41. **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 development is under construction and the developer has indicated that the development will be complete by the end of 2010.
- A.42. **37 Rockmill End, Willingham (S/2196/06):** the site has planning permission for 9 dwellings following the demolition of the existing dwelling. At March 2010, 6 dwellings were under construction, 3 dwellings were not started and the existing dwelling had not been demolished. The developer of this site has gone into administration and the unfinished site is currently for sale.
- A.43. **Land off Spong Drove and Rockmill End, Willingham (S/2125/07):** the site has planning permission for 19 affordable dwellings. The site is an affordable housing exception site. At March 2010, no construction had started on site. It is anticipated that work will start on site in January 2011 and be completed by March 2012, subject to the resolution outstanding issues.
- A.44. **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 2010, no construction had started on site. It is understood that the site has been sold and the existing dwelling is being occupied by the owners. Therefore no dwellings on this site have been included in the housing trajectory.
- 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 2011 and be completed by April 2012.

- 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 is expected to be complete by March 2011.
- A.47. **Land opposite 69 The Causeway, Bassingbourn (S/1614/08):** the site has planning permission for 20 affordable dwellings. The site is under construction and is expected to be complete by March 2011.
- A.48. **Former Unwins site, Impington Lane, Impington (S/1356/08 & S/1235/09):** the site has planning permission for 34 dwellings including 13 affordable dwellings. At March 2010, the site was under construction.
- A.49. **Land to the west of 22a West Road, Gamlingay (S/0261/09):** the site has planning permission for 10 dwellings. The landowner / agent has indicated that work will start on site in early 2011 and progress will be dependent on market conditions.
- A.50. **Land at 12 Wisbey's Yard and 1 & 3 Fountain Lane, Haslingfield (S/1418/09):** the site has planning permission for 9 affordable dwellings following the demolition of 3 existing dwellings. It is anticipated that the development will be complete by March 2011.
- A.51. **30 New Road, Haslingfield (S/1901/09):** the site has planning permission for 15 dwellings following the demolition of the existing dwelling. The developer has indicated that construction was expected to start in October 2010 and that the development is expected to be complete by end of 2011, subject to the timely signing of the s106 agreement.
- A.52. **Land to the west of 33 High Street, Hauxton (S/1465/09):** the site has planning permission for 16 affordable dwellings. It is anticipated that the development will be complete by March 2011.
- A.53. **Former EDF Depot & Training Centre, Ely Road, Milton (S/1730/09):** the site has planning permission for the demolition of existing buildings and the construction of 100 retirement units, one wardens unit, visitor accommodation, a central facilities building, sports pavilion, football pitches and landscaping. The developer has indicated that work is expected to start on site in December 2010 and be completed by September 2013.
- A.54. **Land south of 8-14 Station Road West, Duxford (S/0990/09):** the site has planning permission for 18 dwellings following the demolition of the existing dwelling at 8 Station Road West. The developer has indicated that the development was completed in August 2010.
- A.55. **Aspinalls Builders Yard, 2 Station Road, Willingham (S/1702/08):** the site has planning permission for 10 dwellings. The landowner / agent has indicated that work will start on site in Spring / Summer 2011 and is expected to be completed by Autumn 2011, subject to the relocation of the existing business.

Small Sites (8 or less dwellings)

- A.56. At March 2010, there were 97 dwellings with planning permission on small sites already under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, however as the majority of dwellings are under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.
- A.57. At March 2010, there were 266 dwellings with planning permission on small sites not under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 239 dwellings are anticipated to be completed 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.58. 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 three sites where the Council has resolved to grant planning permission subject to the signing of a s106 agreement. These three sites could provide 160 dwellings.
- A.59. **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. Subsequently, a revised site layout has been submitted for 39 dwellings. It is currently awaiting the completion of a s106 agreement. It is anticipated that the development will be completed by March 2013.
- A.60. **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 regarding the timetable of delivery of the additional dwellings.
- A.61. **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 was not called in. It is currently awaiting the completion of a s106 agreement. The application is for a mixed use development comprising of housing (approximately 85 dwellings), employment

and open space. The landowner / agent has indicated that construction could start on site in 2011 and be completed by 2014. The site is currently being marketed.

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	64,666	63,332	7,135	27,558	4,951	168,292
2002-2003	320	13,561	37,890	2,229	3,950	5,457	63,407
2003-2004	1,328	12,196	17,114	2,030	3,816	4,166	40,650
2004-2005	0	5,543	14,958	3,000	3,274	3,238	30,013
2005-2006	448	9,314	7,356	11,437	5,999	10,027	44,581
2006-2007	0	10,440	5,299	5,646	15,600	1,263	38,248
2007-2008	546	5,552	8,557	4,971	7,937	17,811	45,374
2008-2009	3,808	6,780	57,162	8,282	5,363	8,024	89,419
2009-2010	0	1,502	9,404	1,618	235	845	13,604
TOTAL	7,100	129,554	221,072	46,348	73,732	55,782	533,588

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.2: 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	2009-2010
B1	0	0	0	0	0	0	122	3,808	0
B1a	16,789	9,843	2,525	3,278	5,488	9,367	1,120	5,865	208
B1b	25,278	278	7,678	4,888	2,973	1,045	8,557	24,482	4,285
B1c	2,361	535	100	1,670	3,578	31	842	485	1,032
B2	15,510	2,830	1,550	1,473	3,641	4,471	2,741	1,961	235
B8	3,000	1,978	2,447	246	3,897	186	4,008	3,340	845
Total on PDL	62,938	15,464	14,300	11,555	19,577	15,100	17,390	39,941	6,605
% of total floorspace	37%	24%	35%	38%	44%	39%	38%	45%	49%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.3: 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	0.96	5.25	0.00	6.21
B1a	6.56	9.54	0.55	16.65
B1b	15.40	12.02	2.03	29.45
B1c	0.57	7.51	0.00	8.08
B2	13.63	6.89	0.13	20.65
B8	0.57	28.76	3.06	32.39
Total	37.69	69.97	5.77	113.43

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.4: 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	2009-2010
26%	22%	28%	26%	33%	29%	24%	40%	28%	51%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.5: Gypsy & Traveller pitches and Travelling Showpeople plots completed (Indicators CO-H4 and LOA14)

	Permanent Gypsy & Traveller Pitches		Transit Gypsy & Traveller Pitches		Permanent Travelling Showpeople Plots	
	Private	Public	Private	Public	Private	Public
1999-2001	18	0	0	0	0	0
2001-2002	19	0	0	0	0	0
2002-2003	17	0	0	0	0	0
2003-2004	7	0	0	0	10	0
2004-2005	8	0	0	0	11	0
2005-2006	3	0	0	0	0	0
2006-2007	1	0	0	0	0	0
2007-2008	4	0	0	1	0	0
2008-2009	8	0	0	0	0	0
2009-2010	1	0	0	0	0	0
Total	86	0	0	1	21	0

At 31 March 2010, a further 71 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 & New Communities – South Cambridgeshire District Council; Research & Monitoring – Cambridgeshire County Council

Figure A.6: Affordable housing completions (Indicator CO-H5)

	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Gross	142 (9%)	38 (7%)	127 (19%)	271 (26%)	115 (18%)	285 (30%)	238 (23%)	463 (35%)	275 (39%)	281 (41%)
Net	142 (9%)	38 (7%)	127 (19%)	259 (26%)	95 (17%)	283 (32%)	169 (18%)	459 (36%)	223 (37%)	245 (40%)
Acquisitions	u/k	u/k	u/k	u/k	u/k	u/k	u/k	u/k	19	17

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

b. Local Output Indicators

Figure A.7: Percentage of housing completions by number of bedrooms (**Indicator LOA1**)

	1 or 2 bedrooms	3 bedrooms	4 or more bedrooms	unknown
1999-2001	23%	22%	48%	7%
2001-2002	19%	27%	47%	7%
2002-2003	31%	34%	32%	3%
2003-2004	35%	37%	26%	2%
2004-2005	32%	36%	29%	3%
2005-2006	39%	34%	23%	3%
2006-2007	34%	30%	35%	0%
2007-2008	48%	19%	31%	2%
2008-2009	48%	31%	20%	1%
2009-2010	51%	28%	21%	0%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.8: 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%
2009-2010	64%	36%

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

Figure A.9: Market housing completions on developments of up to 10 dwellings by number of bedrooms (**Indicator LOA5**)

	2006-2007	2007-2008	2008-2009	2009-2010
1 or 2 bedrooms	29%	27%	36%	36%
3 bedrooms	30%	23%	27%	30%
4 or more bedrooms	41%	49%	36%	34%
unknown	0%	1%	1%	0%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.10: 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	1999-2010
26%	25%	25%	26%	27%	27%	27%	29%	29%	30%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.11: Gross amount and type of completed employment land (ha) (**Indicator LOA10i**)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	0.61	18.37	15.61	2.12	6.93	0.99	44.62
2002-2003	0.03	4.73	10.43	1.00	0.64	0.78	17.60
2003-2004	0.33	6.88	2.86	0.75	0.35	0.53	11.70
2004-2005	0.00	2.33	6.35	2.05	0.45	1.70	12.89
2005-2006	0.05	1.92	4.03	3.63	1.13	3.12	13.87
2006-2007	0.00	2.22	0.96	1.81	3.77	1.46	10.22
2007-2008	0.22	1.79	1.92	1.30	2.03	8.80	16.06
2008-2009	0.46	4.58	13.60	2.19	4.75	3.10	28.68
2009-2010	0.00	0.83	1.99	0.51	0.02	0.75	4.11
TOTAL	1.70	43.65	57.75	15.36	20.07	21.22	159.75

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.12: 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	85%	11%	5%
2003-2004	42%	34%	24%
2004-2005	52%	46%	2%
2005-2006	43%	36%	21%
2006-2007	27%	67%	6%
2007-2008	32%	47%	20%
2008-2009	36%	44%	20%
2009-2010	22%	49%	29%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.13: 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	2009-2010
27.6	26.4	23.9	34.1	27.7	30.1	33.6	28.5	30.6	37.5

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.14: Total dwellings built by settlement category (Indicator LOE1iii)

	2006-2007	2007-2008	2008-2009	2009-2010
Edge of Cambridge	100	305	149	101
Rural Centres	260	362	214	289
Minor Rural Centres	141	164	57	100
Group Villages	229	210	70	62
Infill Villages	69	62	29	13
Outside Village Frameworks	125	174	90	45

Source: Research & Monitoring – Cambridgeshire County Council

c. Significant Effects Indicators

Figure A.15: KWh (kilowatt hours) of gas consumed per household per year (**Indicator SE3i**)

	2001	2002	2003	2004	2005	2006	2007	2008
South Cambridgeshire	20,291	20,609	20,829	20,068	19,691	18,832	18,290	17,417
Cambridgeshire	20,021	20,331	20,484	19,164	18,731	17,987	17,473	16,393

Source: Department for Energy & Climate Change

Figure A.16: KWh (kilowatt hours) of electricity consumed per household per year (**Indicator SE3ii**)

	2003	2004	2005	2006	2007	2008
South Cambridgeshire	5,621	5,615	5,506	5,353	5,291	5,498
Cambridgeshire	5,147	5,185	5,032	4,947	4,849	5,015

Source: Department for Energy & Climate Change

Figure A.17: Water consumption per head per day (**Indicator SE5**)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Cambridge Water Company	141	142	151	148	148	141	136	137	138
Industry Average	150	150	154	150	151	148	148	146	146

Source: Ofwat

Figure A.18: 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.19: % household waste collected which is recycled or composted (**Indicator SE20**)

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010 *
Composted	5.3%	8.8%	29.0%	31.3%	32.7%	34.3%	34.8%	34.5%
Recycled	18.3%	19.6%	17.8%	18.1%	18.2%	18.6%	18.9%	18.9%

* The figures are still estimates and will remain so until the Environment Agency confirm the figures.

Source: South Cambridgeshire District Council

Figure A.20: % 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	2009-2010
South Cambridgeshire	67.6%	70.8%	69.2%	72.7%	79.7%	81.9%
Cambridgeshire LEA	56.2%	58.5%	60.0%	60.6%	65.2%	70.2%
East of England	54.4%	56.6%	59.0%	60.9%	64.4%	69.0%

Source: Department for Children, Schools and Families



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