



South
Cambridgeshire
District Council



Greater Cambridge Housing Trajectory and Five Year Housing Land Supply

Main Document

Published 16 September 2019



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Notes

The Councils have prepared this document so that it is compliant with the website accessibility requirements where possible; however some sections of this document as published, such as the completed questionnaires in the Annex to this document, are not website accessibility compliant. If you would like any sections of this document to be made accessible, please contact the Planning Policy, Strategy and Economy Team by email: ldf@scambs.gov.uk or phone: 01954 713183.

The housing completions figures for 1 April 2018 to 31 March 2019 and housing commitments figures at 31 March 2019 for Cambridge and South Cambridgeshire published in this document are based on draft data from the annual survey undertaken in March to May 2019. Final housing completions and commitments data will be published in the final version of this document, however any changes from the draft data are expected to be minimal.

Executive Summary

- i. This document has been prepared to publish the latest Greater Cambridge housing trajectory and position on Five Year Housing Land Supply. Greater Cambridge comprises of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council.
- ii. On the basis of the information included within this document, the two local planning authorities can demonstrate that they will meet their individual housing requirements for 2011-2031 as set out in the Cambridge Local Plan 2018 (adopted in October 2018) and South Cambridgeshire Local Plan 2018 (adopted in September 2018). Together, as Greater Cambridge the two planning authorities can demonstrate a five year housing land supply, consistent with the approach to calculating the five year supply as set out in the adopted Local Plans and found sound by the examining Inspectors. **The Councils jointly have 5.3 years of housing land supply for the 2019-2024 five year period.**
- iii. On the basis of the five year supply calculations in this document and from the date of this document (16 September 2019), for the purposes of making decisions on planning applications paragraph 11(d) of the NPPF (published in February 2019) does not apply to Cambridge or South Cambridgeshire.

Have Your Say!

Consultation is for 4 weeks and runs from 9am on Monday 16 September to 5pm on Monday 14 October 2019.

Comments can be made on this document and its supporting Annex:

- using our [online consultation system](#); or
- by completing the consultation response form and either emailing it to us at ldf@scambs.gov.uk or posting to us at Greater Cambridge Shared Planning Service, c/o South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA.

This document and its accompanying Annex are available to view on [Cambridge City Council's website](#) and [South Cambridgeshire District Council's website](#).

1. Introduction

1. To support the Government's objective of significantly boosting the supply of housing, it is important that a sufficient amount of land can come forward where it is needed and that land with planning permission is developed without unnecessary delays. Housing trajectories are used by Councils to demonstrate that anticipated housing delivery will meet or exceed the housing requirement set out in their Local Plan (or Local Development Framework), and also to calculate their five year housing land supply.
2. The government through the National Planning Policy Framework (NPPF, published in February 2019, paragraph 73) requires that all local planning authorities identify sufficient specific deliverable sites to deliver a minimum of five years worth of housing against their requirement set out in their adopted development plan (or against local housing need where their requirement is more than five years old). The NPPF (published in February 2019, paragraph 73) also sets out a requirement to provide an additional buffer of 5%, 10% or 20% depending on specific circumstances.
3. The NPPF (published in February 2019, paragraph 74) provides the potential for the five year supply to be established for a year through a recently adopted Local Plan or Annual Position Statement.
4. The approach to considering the five year housing land supply for Greater Cambridge is set out in Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018. The Inspectors that examined both Local Plans confirmed that the five year supply should be calculated on the basis of a joint housing trajectory for Greater Cambridge (which is the term used to describe Cambridge and South Cambridgeshire together) reflecting the joint development strategy across the two Local Plans, using a 20% buffer and the Liverpool methodology. The Inspectors' Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, housing delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing land supply and delivery should be considered jointly.
5. The Inspectors requested modifications to both the Cambridge and South Cambridgeshire Local Plans to make them 'sound' by being effective and consistent with national planning policy. The modifications set out that "the housing trajectories for Cambridge and South Cambridgeshire ... will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development" (see Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018) and that the "five year housing land supply will be calculated using the Liverpool Method and a buffer of 20%". At the request of the Inspectors, both Local Plans include appendices that set out the Councils' five year housing land supply to confirm the housing land supply position.
6. Cambridge City Council (CCC) and South Cambridgeshire District Council (SCDC) consider that the Inspectors' conclusions on the Councils' five year housing land

supply as set out in the Inspectors Reports on the Local Plans, and the inclusion within the adopted Local Plans of statements on five year housing land supply, satisfy the requirements set out in the NPPF (published in February 2019, paragraph 74) and the NPPG¹ (updated in July 2019) for their five year housing land supply to be established in a recently adopted Local Plan.

7. The NPPF (published in February 2019, footnote 38, paragraph 73) sets out that a Local Plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October the following year. The two Councils have therefore established their five year housing land supply until 31 October 2019 through the recent adoption of the Cambridge Local Plan 2018 (adopted in October 2018) and South Cambridgeshire Local Plan 2018 (adopted in September 2018).
8. Ahead of 1 November 2019 when the Councils five year supply will no longer be established in the recently adopted Local Plans, the Councils have reviewed and updated the Greater Cambridge housing trajectory and their five year supply calculations, and the Councils' new Greater Cambridge housing trajectory and five year supply calculations are set out in this document.
9. The Councils have prepared the Greater Cambridge housing trajectory and five year supply calculations based on the guidance set out in the NPPF (published in February 2019) and NPPG (updated in July 2019) for housing trajectories, five year supply calculations and Annual Position Statements, including by subjecting this document to public consultation with stakeholders, developers and others. Although this is not an Annual Position Statement, the Councils have sought to apply all the requirements and expectations for the preparation of an Annual Position Statement as set out in the NPPG², including engaging with landowners, developers and agents, and undertaking wider public consultation.
10. As this document is not an Annual Position Statement, and therefore public consultation is not required by national planning policy and guidance, the Councils consider that the five year housing land supply for 2019-2024 (as set out in this document) should be used when making planning decisions from the date of publication of this draft document (16 September 2019).

¹ Paragraph: 010 Reference ID: 68-010-20190722

² Paragraph: 014 Reference ID: 68-014-20190722, Paragraph: 015 Reference ID: 68-015-20190722 and Paragraph: 016 Reference ID: 68-016-20190722

2. Housing Requirements and Housing Completions

11. The Cambridge Local Plan 2018 (adopted in October 2018) requires in Policy 3 that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet the current objectively assessed need, which is an annualised average of 700 dwellings per year. The South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires in Policy S/5 that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031 to meet the current objectively assessed need, which is an annualised average of 975 dwellings per year.
12. The NPPG³ (updated in July 2019) requires that any assessments of five year housing land supply include total net completions from the base date of the Local Plan, broken down by types of development (e.g. affordable housing).
13. The total net completions by year between 1 April 2011 and 31 March 2019 for Cambridge and South Cambridgeshire are shown in the Greater Cambridge housing trajectory (see Figure 2). However, Figure 1 (below) provides a breakdown of the total net completions by area, monitoring year (1 April to 31 March) and as either market or affordable dwellings.

³ Paragraph: 014 Reference ID: 68-014-20190722

Figure 1: Total Net Completions by Area, Year and by Market/Affordable Dwellings

	Market (M) or Affordable (a)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Greater Cambridge	M	818	906	1,386	1,061	1,145	1,168	1,010	1,286
	A	228	125	574	526	427	574	847	688
	Total	1,046	1,031	1,960	1,587	1,572	1,742	1,857	1,974
Cambridge	M	292	418	899	516	591	725	457	472
	A	60	56	422	197	298	458	667	345
	Total	352	474	1,321	713	889	1,183	1,124	817
South Cambridgeshire	M	526	488	487	545	554	443	553	814
	A	168	69	152	329	129	116	180	343
	Total	694	557	639	874	683	559	733	1,157

3. Approach to Preparing the Greater Cambridge Housing Trajectory and Five Year Supply

Requirements set out in National Planning Policy and Practice Guidance

14. The government through the NPPF (published in February 2019, paragraph 73) requires that all local planning authorities identify sufficient specific deliverable sites to deliver a minimum of five years' worth of housing against their housing requirement. It provides (in the glossary) the following definition of deliverable:
- “To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”
15. The NPPG⁴ (updated in July 2019) states that in order to demonstrate five years' worth of deliverable housing sites, local planning authorities will need robust up to date evidence, and it advises that evidence to demonstrate deliverability may include:
- current planning status, for example on larger sites with an outline or hybrid planning permission, how much progress has been made towards approving reserved matters planning applications or a linked planning performance agreement with timescales for approval of reserved matters planning application(s) and discharge of conditions;
 - firm progress towards the submission of a planning application, for example a written agreement between the Council and developer(s) which confirms the developer(s) delivery intentions and anticipated start and build out rates;
 - firm progress with site assessment work; or
 - clear relevant information about site viability, ownership constraints or infrastructure provision.

⁴ Paragraph: 007 Reference ID: 68-007-20190722

16. The NPPF (published in February 2019, in the glossary) provides the following definition of developable:
- “To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”
17. The NPPG⁵ (updated in July 2019) requires that any assessments of five year housing land supply include:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year, and where delivery has either exceeded or not progressed as expected a commentary indicating the reasons for this or the effects on build out rates;
 - for small sites, details of their current planning status and a record of the number of homes completed and under construction by site;
 - details of demolitions and planned demolitions; and
 - for sites with outline planning permission or allocated in adopted Local Plans, and where included in the five year supply, information and clear evidence that there will be housing completions on site within five years, including current planning status, timescales and progress towards detailed planning permission.

Process undertaken by Cambridge City Council and South Cambridgeshire District Council

18. The Councils previously prepared their housing trajectories as part of the preparation of their Annual Monitoring Reports, and the last published housing trajectories and joint Greater Cambridge housing trajectory are those included in the two Councils' respective Annual Monitoring Reports 2016-2017 (published in December 2017). The Councils have reviewed and updated these housing trajectories to prepare a new Greater Cambridge housing trajectory and five year supply calculations.
19. The Councils have prepared the new Greater Cambridge housing trajectory and five year supply calculations based on the guidance set out in the NPPF (published in February 2019) and NPPG (updated in July 2019) for housing trajectories, five year supply calculations and Annual Position Statements.
20. The Greater Cambridge housing trajectory sets out anticipated annual net completions for Cambridge and South Cambridgeshire from 1 April 2019 for:
- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;
 - developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
 - developments on unallocated sites of 9 dwellings or less (net) with planning permission; and
 - other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

⁵ Paragraph: 014 Reference ID: 68-014-20190722

The housing trajectory also records actual annual net completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2019 from new builds, conversions, changes of use and demolitions.

21. The Greater Cambridge housing trajectory includes individual delivery timetables for each of the adopted allocations and developments on unallocated sites of 10 dwellings or more (net). For each of these sites, where the number of market and affordable dwellings to be delivered on the site are known, this split is recorded, and anticipated annual net completions for market and affordable dwellings are shown individually. Where it is not yet known what the split between market and affordable dwellings to be delivered on a site will be, the housing trajectory shows anticipated annual net completions for the overall total dwellings. For developments on unallocated sites of 9 dwellings or less (net) and the windfall allowance, the Greater Cambridge housing trajectory includes an overall total of anticipated annual net completions from these sources.
22. The delivery timetable and anticipated annual net completions for each of the sites in the housing trajectory have been gathered from a number of sources, depending on the planning status of the site and its size. The definition of deliverable in the glossary of the NPPF (published in February 2019) makes a distinction between the information required to demonstrate the deliverability of sites of different size and planning status, and therefore the Councils' approach to gathering evidence to demonstrate deliverability of each site has been made based on its size and planning status in accordance with the NPPF.
23. For all allocations in the Councils' adopted Local Plans and Area Action Plans, and all developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees, a letter and questionnaire (see Appendix A) was sent to the housebuilder, developer, landowner or agent for the site. The questionnaire asked them: to provide details on whether the site is deliverable in terms of its availability, suitability and achievability; their expected delivery timetable for the site; and also to tell us the reasons for any actual or possible future delays in delivery.
24. The majority of the questionnaires were sent out in March and April 2019, with some additional questionnaires sent out in subsequent months as additional sites were permitted or alternative landowner, developer or housebuilder details were found, and completed questionnaires were returned between March and July 2019. The Councils sent out the questionnaires by email or post (depending on the information available) and followed up responses through several reminder emails and telephone calls. The Councils sent out 157 questionnaires and have received 105 completed questionnaires or information by email; which is a response rate of 67%. Copies of each of the completed questionnaires or emails received are included in the Annex to this document (see Section A2).
25. The Councils' have also developed typical assumptions for lead-in times, build out rates, and lapse rates. The methodologies used to develop each of these typical assumptions are set out in Appendix C (with further detailed information in the Annex to this document).

26. Where the Councils' have received a completed questionnaire for a site, this has been used alongside information on the planning status of the site and information on the discharge of planning conditions, to assess the deliverability and / or developability of the site based on the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019), which are set out in paragraphs 14 and 16 (above). Where the Council has not received a completed questionnaire, the delivery timetable for a site and anticipated annual net completions have been estimated based on:
- the current planning status of the site – allocated, outline planning permission, detailed planning permission, or resolution to grant planning permission;
 - information on the submission or approval of planning applications, including full or reserved matters planning applications;
 - information on the discharge of planning conditions;
 - data collected in the annual survey of extant planning permissions carried out in March-May 2019;
 - any other information known by the Council regarding that site, such as pre-application discussions; and
 - the Councils' typical assumptions for lead-in times and build-out rates (as set out in Appendix C).
27. Overall, the Councils' have taken a robust and conservative approach to assessing the deliverability and / or developability of each of the sites in the Greater Cambridge housing trajectory, and in some cases have taken a more cautious approach in terms of the delivery timetable or delivery rate for a site than that suggested by the landowner, developer, housebuilder or agent, informed by the Councils' typical assumptions (set out in Appendix C).
28. Where the Councils' have taken a different approach to the delivery timetable or build out rate for a site to that suggested by the landowner, developer, housebuilder or agent, the Councils' have made this clear in the commentary (see Appendix B) that accompanies each site included in the Greater Cambridge housing trajectory. For example, a more conservative approach has been taken in the trajectory to the delivery of the housing allocation in the South Cambridgeshire Local Plan in respect of land south of Babraham Road, Sawston based on the Councils' typical assumptions suggesting a longer lead-in time to the first dwellings being under construction than proposed by the agent (on behalf of the landowners). Also a more conservative approach has been taken to delivery of the allocation in the Cambridge Local Plan in respect of Clifton Road, Cambridge than proposed by one of the leaseholders as it is unclear what the other leaseholders intentions are for the delivery of the site, and planning application(s) need to be submitted and approved.
29. For developments on unallocated sites of 9 dwellings or less (net) with planning permission, it is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent. Therefore, the Councils' have developed typical assumptions for the delivery of these sites in terms of lapse rates and build out patterns (as set out in Appendix C). Commentary on the specific figures for developments on unallocated sites of 9 dwellings or less (net) with planning

permission included in the Greater Cambridge housing trajectory is set out in Appendix B.

30. For other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance), the Councils' evidence for the inclusion of these unidentified sites in the housing trajectory is set out in Appendix D. Commentary on the specific figures for the windfall allowance included in the Greater Cambridge housing trajectory is set out in Appendix B.
31. The Councils' Brownfield Registers 2018⁶ include brownfield sites either allocated, with planning permission, or a resolution to grant planning permission. The Councils have considered and refused applications for Permission in Principle, but to date have not approved Permission in Principle for any sites. Therefore the Greater Cambridge housing trajectory does not include any sites from these two sources of supply.

Engagement

32. The NPPF (published in February 2019, paragraph 74) and the NPPG⁷ (updated in July 2019) require as part of the Annual Position Statement process that the local planning authority should carry out engagement with stakeholders, developers and others who have an impact on delivery to ensure the robustness of the assessment of the deliverability of the sites. The NPPG⁸ (as previously published in September 2018) also required that any typical assumptions on lead-in times, lapse rates, and build-out rates should be consulted upon with stakeholders and developers to make them more robust.
33. The Councils' consider that the approach taken to preparing the housing trajectory and five year supply set out in this document meets all the requirements set out in national planning policy and practice guidance, even though this document is not an Annual Position Statement. Accordingly, the Councils have decided to undertake public consultation on this document with stakeholders, developers and others. After the end of the consultation, the Councils will consider all the comments received, and where necessary make changes to this document. This document will then be re-issued in its final form.

⁶ [Cambridge Brownfield Register](#) and [South Cambridgeshire Brownfield Register](#)

⁷ Paragraph: 012 Reference ID: 68-012-20190722, Paragraph: 015 Reference ID: 68-015-20190722 and Paragraph: 016 Reference ID: 68-016-20190722

⁸ Paragraph: 047 Reference ID: 3-047-20180913

Have Your Say!

Consultation is for 4 weeks and runs from 9am on Monday 16 September to 5pm on Monday 14 October 2019.

Comments can be made on this document and its supporting Annex:

- using our [online consultation system](#); or
- by completing the consultation response form and either emailing it to us at ldf@scambs.gov.uk or posting to us at Greater Cambridge Shared Planning Service, c/o South Cambridgeshire Hall, Cambourne Business Park, Cambourne, CB23 6EA.

This document and its accompanying Annex are available to view on [Cambridge City Council's website](#) and [South Cambridgeshire District Council's website](#).

4. Greater Cambridge Housing Trajectory and Five Year Supply Calculations

Greater Cambridge Housing Trajectory

34. The Greater Cambridge housing trajectory is set out in Figure 2 (below) and commentary on each site in the Greater Cambridge housing trajectory including an assessment of its deliverability and / or developability is included in Appendix B.
35. The Greater Cambridge housing trajectory sets out anticipated annual net completions for Cambridge and South Cambridgeshire from 1 April 2019 to 31 March 2033 for:
- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;
 - developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
 - developments on unallocated sites of 9 dwellings or less (net) with planning permission; and
 - other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

The housing trajectory also records actual annual net completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2019 from new builds, conversions, changes of use and demolitions.

Figure 2: Greater Cambridge Housing Trajectory

[see tables on pages 13-28]

Greater Cambridge Housing Trajectory

																								Totals				
For more detail, see:	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Post 2033	Plan Period: 2011-2031	Five Year Supply: 2019-2024			
Completions	Actual Completions																											
	Cambridge	Table C1a	352	474	1,321	713	889	1,183	1,124	817															6,873	0		
	South Cambridgeshire	Table SC1a	694	557	639	874	683	559	733	1,157															5,896	0		
Allocations	Cambridge Urban Area																											
	Cambridge - allocations	Table C2									0	187	216	165	171	65	257	290	122	60	144	200	60	60	216	1,877	739	
	South Cambridgeshire - allocations	Table SC2									0	0	0	105	0	0	0	0	0	0	0	0	0	0	0	105	105	
	Cambridge Fringe Sites																											
	Cambridge - allocations	Table C3										335	304	372	474	618	580	457	456	302	185	125	0	0	0	0	4,208	2,103
	South Cambridgeshire - allocations	Table SC3										101	228	255	328	278	383	378	319	443	370	325	450	232	44	0	3,858	1,190
	New Settlements																											
South Cambridgeshire - allocations	Table SC4										160	239	368	592	650	650	650	650	650	650	650	650	650	650	14,210	6,559	2,009	
Rural Area																												
South Cambridgeshire - allocations	Table SC5										126	211	224	319	225	255	205	258	205	165	150	150	150	150	935	2,493	1,105	
Unallocated Sites	Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																											
	Cambridge	Table C4									204	148	297	68	25	13	0	0	0	0	0	0	0	0	0	755	742	
	South Cambridgeshire	Table SC6									601	684	803	577	290	81	57	74	74	35	0	0	0	0	0	3,276	2,955	
Windfalls	Windfall Allowance																											
	Cambridge	Table C4									0	0	0	0	0	110	130	130	130	130	130	130	130	130	0	890	0	
	South Cambridgeshire	Table SC6									0	0	0	0	0	220	220	220	220	220	220	220	220	220	0	1,540	0	
Totals			1,046	1,031	1,960	1,587	1,572	1,742	1,857	1,974	1,527	2,001	2,535	2,628	2,257	2,357	2,354	2,397	2,146	1,815	1,744	1,800	1,442	1,254	15,361	38,330	9,894	

CAMBRIDGE	Total	352	474	1,321	713	889	1,183	1,124	817	539	639	885	707	814	768	844	876	554	375	399	330	190	190	216	14,603	3,584
SOUTH CAMBRIDGESHIRE	Total	694	557	639	874	683	559	733	1,157	988	1,362	1,650	1,921	1,443	1,589	1,510	1,521	1,592	1,440	1,345	1,470	1,252	1,064	15,145	23,727	7,364

2019-2024		
Five Year Supply	Supply in Years	% of Supply Available
Liverpool Method 20%	5.3	106%

Table C1a: Housing Trajectory for Cambridge - Summary

	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Post 2033	Totals		
																									Plan Period: 2011-2031	Five Year Supply: 2019-2024
Completions																										
Actual Completions ^	352	474	1,321	713	889	1,183	1,124	817																	6,873	0
Allocations - Cambridge Urban Area																										
Cambridge Urban Area									0	187	216	165	171	65	257	290	122	60	144	200	60	60	216		1,877	739
Allocations - Cambridge Fringe Sites																										
North-West Cambridge (University Site)									9	0	92	96	104	125	125	125	125	125	125	0	0	0	0		1,051	301
NIAB									154	180	200	200	200	200	200	199	45	0	0	0	0	0	0		1,578	934
Cambridge East - north of Cherry Hinton									0	0	0	60	132	132	132	132	132	60	0	0	0	0	0		780	192
Cambridge East - land at Coldham's Lane									22	0	0	0	0	0	0	0	0	0	0	0	0	0	0		22	22
Trumpington Meadows (Cambridge Southern Fringe)									0	0	0	8	52	13	0	0	0	0	0	0	0	0	0		73	60
Clay Farm									118	94	30	0	0	0	0	0	0	0	0	0	0	0	0		242	242
Bell School									32	0	0	0	0	0	0	0	0	0	0	0	0	0	0		32	32
Land north of Worts' Causeway									0	0	0	60	80	60	0	0	0	0	0	0	0	0	0		200	140
Land south of Worts' Causeway									0	30	50	50	50	50	0	0	0	0	0	0	0	0	0		230	180
Unallocated Sites																										
Unallocated Sites with Planning Permission									204	148	297	68	25	0	0	0	0	0	0	0	0	0	0		742	742
Unallocated Sites with Resolution to Grant Planning Permission									0	0	0	0	0	13	0	0	0	0	0	0	0	0	0		13	0
Windfalls																										
Windfall Allowance									0	0	0	0	0	110	130	130	130	130	130	130	130	130	0		890	0
Totals	352	474	1,321	713	889	1,183	1,124	817	539	639	885	707	814	768	844	876	554	375	399	330	190	190	216	14,603	3,584	

	2019-2024	
	Supply in Years	% of Supply Available
Five Year Supply		
Liverpool Method 20%	5.0	101%

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

Table C1b: Housing Trajectory for Cambridge - Actual and Predicted Completions

	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Completions																					
Actual Completions ^	352	474	1,321	713	889	1,183	1,124	817													
Predicted Completions									539	639	885	707	814	768	844	876	554	375	399	330	
Cumulative Completions																					
Cambridge Local Plan 2018	352	826	2,147	2,860	3,749	4,932	6,056	6,873	7,412	8,051	8,936	9,643	10,457	11,225	12,069	12,945	13,499	13,874	14,273	14,603	14,603
Annualised Housing Target over Plan Period																					
Cambridge Local Plan 2018	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14,000
Annualised Housing Target taking Account of Actual / Predicted Completions																					
Cambridge Local Plan 2018	718	732	697	696	683	648	611	594	599	595	563	545	506	463	386	264	167	63	-273	-603	
Comparison of Actual / Predicted Completions against Annualised Housing Target																					
Cambridge Local Plan 2018	-348	-226	621	13	189	483	424	117	-161	-61	185	7	114	68	144	176	-146	-325	-301	-370	

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

Table SC1a: Housing Trajectory for South Cambridgeshire - Summary

																						Totals			
	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Plan Period: 2011-2031	Five Year Supply: 2019-2024
Completions																									
Actual Completions ^	694	557	639	874	683	559	733	1,157																5,896	0
Allocations - Cambridge Urban Area																									
Orchard Park - parcel L2									0	0	0	63	0	0	0	0	0	0	0	0	0	0	0	63	63
Orchard Park - parcel Com 4									0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	42	42
Allocations - Cambridge Fringe Sites																									
North-West Cambridge (University Site)									16	25	25	15	0	125	125	125	125	125	125	250	32	0	0	1,081	81
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)									0	0	0	0	0	0	0	1	155	200	200	200	200	44	0	756	0
Cambridge East - north of Newmarket Road									0	110	160	225	210	190	185	125	95	0	0	0	0	0	0	1,300	705
Cambridge East - north of Cherry Hinton									0	0	0	35	68	68	68	68	45	0	0	0	0	0	0	420	103
Trumpington Meadows (Cambridge Southern Fringe)									85	93	70	53	0	0	0	0	0	0	0	0	0	0	0	301	301
Allocations - New Settlements																									
Northstowe									160	214	218	242	250	250	250	250	250	250	250	250	250	250	6,235	2,834	1,084
Waterbeach New Town									0	25	125	250	250	250	250	250	250	250	250	250	250	250	6,100	2,400	650
Bourn Airfield New Village									0	0	25	100	150	150	150	150	150	150	150	150	150	150	1,875	1,325	275
Allocations - Rural Area																									
Cambourne - additional 950 dwellings									39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39
Fulbourn & Ida Darwin Hospitals									0	0	0	60	50	50	0	53	0	0	0	0	0	0	0	213	110
Papworth West-Central									0	57	8	0	0	0	0	0	0	0	0	0	0	0	0	65	65
Former Bayer CropScience site, Hauxton									46	4	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50
Cambourne West									0	0	25	130	150	150	150	150	150	150	150	150	150	150	935	1,355	305
Dales Manor Business Park, Sawston									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land north of Babraham Road, Sawston									0	43	71	44	0	0	0	0	0	0	0	0	0	0	0	158	158
Land south of Babraham Road, Sawston									0	0	0	0	25	55	55	55	55	15	0	0	0	0	0	260	25
Land north of Impington Lane, Impington									0	0	20	5	0	0	0	0	0	0	0	0	0	0	0	25	25
Land west of New Road, Melbourn									3	31	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34
Green End Industrial Estate, Gamlingay									0	0	35	50	0	0	0	0	0	0	0	0	0	0	0	85	85
East of Rockmill End, Willingham									38	34	0	0	0	0	0	0	0	0	0	0	0	0	0	72	72
Land at Bennell Farm, West Street, Comberton									0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	90	90
Histon & Impington Station Area									0	12	35	0	0	0	0	0	0	0	0	0	0	0	0	47	47
Unallocated Sites																									
Unallocated Sites with Planning Permission									601	684	803	577	290	81	57	74	74	35	0	0	0	0	0	3,276	2,955
Unallocated Sites with Resolution to Grant Planning Permission									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfalls																									
Windfall Allowance									0	0	0	0	0	220	220	220	220	220	220	220	220	220	0	1,540	0
Totals	694	557	639	874	683	559	733	1,157	988	1,362	1,650	1,921	1,443	1,589	1,510	1,521	1,592	1,440	1,345	1,470	1,252	1,064	15,145	23,727	7,364

Five Year Supply	2019-2024	
	Supply in Years	% of Supply Available
Liverpool Method 20%	5.4	108%

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

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

	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Completions																					
Actual Completions ^	694	557	639	874	683	559	733	1,157													
Predicted Completions									988	1,362	1,650	1,921	1,443	1,589	1,510	1,521	1,592	1,440	1,345	1,470	
Cumulative Completions																					
South Cambridgeshire Local Plan 2018	694	1,251	1,890	2,764	3,447	4,006	4,739	5,896	6,884	8,246	9,896	11,817	13,260	14,849	16,359	17,880	19,472	20,912	22,257	23,727	23,727
Annualised Housing Target over Plan Period																					
South Cambridgeshire Local Plan 2018	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	19,500
Annualised Housing Target taking Account of Actual / Predicted Completions																					
South Cambridgeshire Local Plan 2018	990	1,014	1,036	1,046	1,070	1,107	1,135	1,134	1,147	1,125	1,067	960	891	775	628	405	9	-706	-2,757	-4,227	
Comparison of Actual / Predicted Completions against Annualised Housing Target																					
South Cambridgeshire Local Plan 2018	-281	-418	-336	-101	-292	-416	-242	182	13	387	675	946	468	614	535	546	617	465	370	495	

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

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

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/	2020/	2021/	2022/	2023/	2024/	2025/	2026/	2027/	2028/	2029/	2030/	2031/	2032/	2033/	Post	Totals		Comments	
							2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2033	2019-2031	Five Year Supply: 2019-2024			
Orchard Park - parcel L2	South Cambridgeshire Local Plan 2018 - Policy SS/1, S/1294/16/FL (63 dwellings)	0.29	M	38	0	38	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	38	38		
			A	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25		25
			Total	63	0	63	0	0	0	63	0	0	0	0	0	0	0	0	0	0	0	0	0	63		63
Orchard Park - parcel Com4	South Cambridgeshire Local Plan 2018 - Policy SS/1, S/2975/14/OL (42 dwellings) & S/2948/16/VC	1.08	M	25	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	25		
			A	17	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17		17
			Total	42	0	42	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42		42
Total - Allocations within Cambridge Urban Area				105	0	105	0	0	0	105	0	0	0	0	0	0	0	0	0	0	0	0	105	105		

Table SC3: Housing Trajectory for South Cambridgeshire - Allocations on Cambridge Fringe

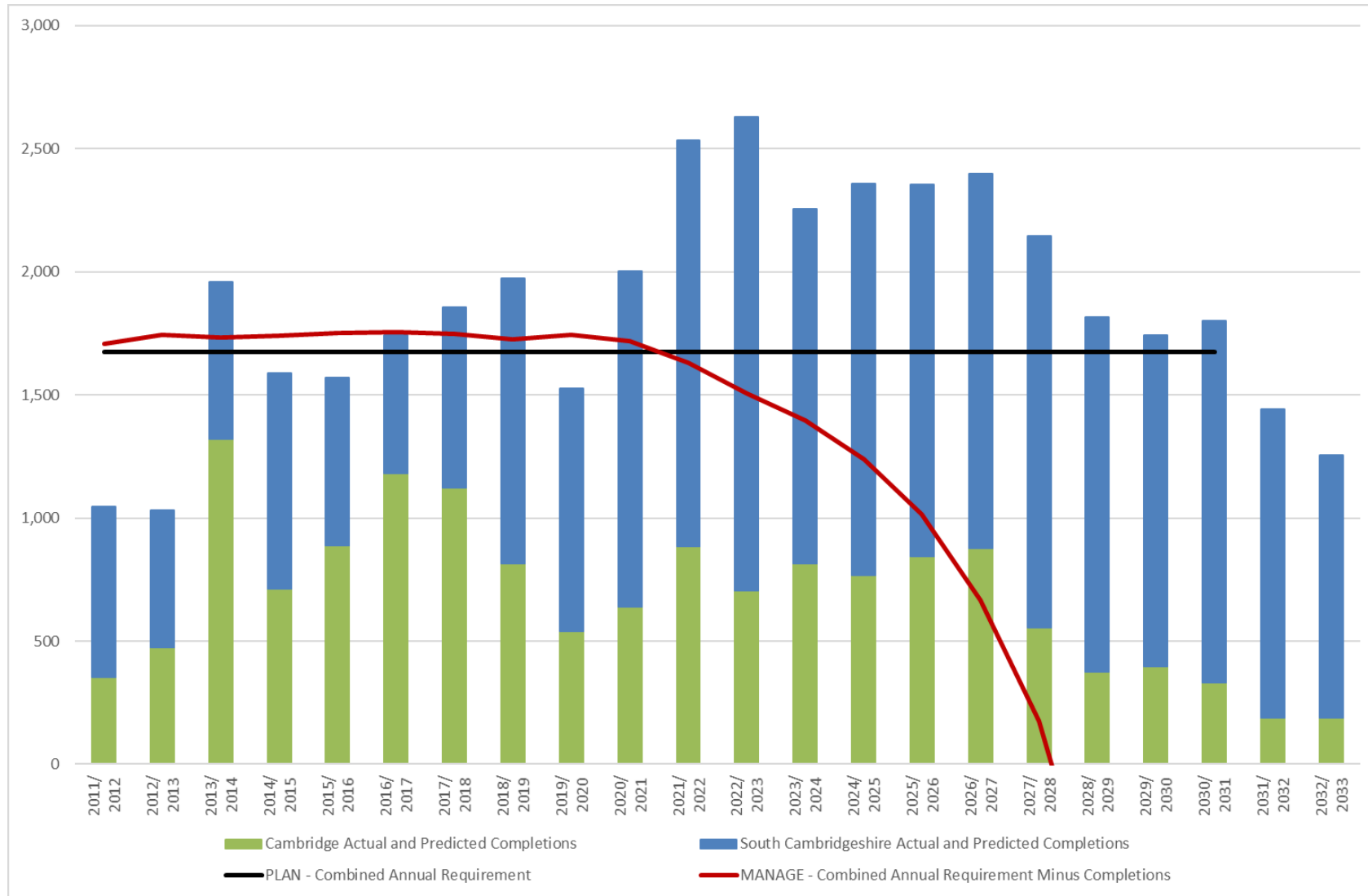
Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)																Totals		Comments	
							2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Post 2033	2019-2031	Five Year Supply: 2019-2024		
North-West Cambridge (University Site) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings) & S/2219/15/RM (240 dwellings)	2.41	M	119	38	81	16	25	25	15	0	0	0	0	0	0	0	0	0	0	0	81	81		
			Total	119	38	81	16	25	25	15	0	0	0	0	0	0	0	0	0	0	0	0	81		81
North-West Cambridge (University Site) - Future Lots, including Lots S1 & S2, and Lot 4	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings)	91.53	M & KW	1,032	0	1,032	0	0	0	0	0	125	125	125	125	125	125	250	32	0	0	1,000	0	The Councils have taken a conservative approach to delivery of this site and assumed that North West Cambridge (University Site) as a whole will deliver no more than 250 dwellings a year.	
			Total	1,032	0	1,032	0	0	0	0	0	125	125	125	125	125	125	250	32	0	0	1,000	0		
Total - North West Cambridge (University Site)				1,151	38	1,113	16	25	25	15	0	125	125	125	125	125	250	32	0	0	1,081	81			
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	South Cambridgeshire Local Plan 2018 - Policy SS/2 (approximately 1,000 dwellings)	30.96	M & A	1,000	0	1,000	0	0	0	0	0	0	0	1	155	200	200	200	200	44	0	756	0		
			Total	1,000	0	1,000	0	0	0	0	0	0	0	0	1	155	200	200	200	200	44	0	756		0
Total - Land between Huntingdon Road, Histon Road & A14				1,000	0	1,000	0	0	0	0	0	0	0	1	155	200	200	200	200	44	0	756	0		
Cambridge East - north of Newmarket Road	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings) & S/1096/19/RM (resolved to grant, 239 dwellings on Phase 1a)	64.74	M & A	1,300	0	1,300	0	110	160	225	210	190	185	125	95	0	0	0	0	0	0	1,300	705	The landowner (Marshall Group Properties) and a housebuilder (Hill Residential) are working together to deliver the project, and have secured Homes England funding to accelerate delivery of the WING development.	
			Total	1,300	0	1,300	0	110	160	225	210	190	185	125	95	0	0	0	0	0	0	0	1,300		705
Cambridge East - north of Cherry Hinton	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings) & S/1231/18/OL (pending, maximum of 1,200 dwellings)	15.93	M & A	420	0	420	0	0	0	35	68	68	68	68	45	0	0	0	0	0	420	103			
			Total	420	0	420	0	0	0	35	68	68	68	68	45	0	0	0	0	0	0	420		103	
Total - Cambridge East				1,720	0	1,720	0	110	160	260	278	258	253	193	163	45	0	0	0	0	0	1,720	808		
Trumpington Meadows - Lots 1-5	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) & S/0160/11 (lots 1-5, 29 dwellings)	10.83	M	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The dwellings on this lot within South Cambridgeshire have been completed.	
			A	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
			Total	29	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Trumpington Meadows - Riverside	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) & S/2176/16/RM (122 dwellings, of which 80 dwellings within South Cambridgeshire)	1.35	M	44	29	15	2	13	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15		
			A	36	13	23	13	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23		23
			Total	80	42	38	15	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38		38
Trumpington Meadows - Lots 10 & 11	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) & S/2646/16/RM (392 dwellings, of which 327 within South Cambridgeshire)	6.00	M	196	35	161	40	40	40	41	0	0	0	0	0	0	0	0	0	0	0	161	161		
			A	131	29	102	30	30	30	12	0	0	0	0	0	0	0	0	0	0	0	0	102		102
			Total	327	64	263	70	70	70	53	0	0	0	0	0	0	0	0	0	0	0	0	263		263
Total - Trumpington Meadows (Cambridge Southern Fringe)				436	135	301	85	93	70	53	0	0	0	0	0	0	0	0	0	0	0	301	301		
Total - Allocations on Cambridge Fringe				4,307	173	4,134	101	228	255	328	278	383	378	319	443	370	325	450	232	44	0	3,858	1,190		

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)																		Totals		Comments
							2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Post 2033	2019-2031	Five Year Supply: 2019-2024			
Land north east of Rampton Road, Cottenham *	S/2876/16/OL (154 dwellings)	17.13	M	92	0	92	0	0	20	42	30	0	0	0	0	0	0	0	0	0	0	0	92	92		
			A	62	0	62	0	0	10	32	20	0	0	0	0	0	0	0	0	0	0	0	0	62	62	
			Total	154	0	154	0	0	30	74	50	0	0	0	0	0	0	0	0	0	0	0	0	154	154	
Rear of 46-56 The Moor, Melbourn *	S/1032/17/FL (23 dwellings)	0.83	M	14	0	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	14		
			A	9	0	9	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	
			Total	23	0	23	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23	
Land at Linton Road, Great Abington *	S/3543/16/FL (45 dwellings)	4.11	M	27	6	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21		
			A	18	0	18	13	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	
			Total	45	6	39	34	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	39	
39 Pepys Way, Girton	S/2872/17/FL (demolition of dwelling and 12 new dwellings) & S/1590/18/FL (demolition of dwelling and 9 new dwellings)	0.30	M	8	0	8	2	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8		
			Total	8	0	8	2	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	
Land west of Balsham Road, Fulbourn	S/3396/17/FL (14 dwellings)	0.55	A	14	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14		
			Total	14	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	
Land south and west of High Street, Cambourne	S/0796/18/FL (49 dwellings)	0.43	M	49	0	49	0	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	49		
			Total	49	0	49	0	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	49	
Land at the corner of Capper Road and Cody Road, Waterbeach	S/3865/17/FL (16 dwellings)	0.31	M	14	0	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14		
			A	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	
			Total	16	0	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	
Small Sites (9 dwellings or less) already Under Construction	-	-	M & A	-	-	179	134	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	179	179		
Small Sites (9 dwellings or less) Not Under Construction	-	-	M & A	-	-	478	48	120	167	95	48	0	0	0	0	0	0	0	0	0	0	0	478	478	These sites have been discounted by 10% to allow for any that may not come forward.	
Total - Unallocated Sites with Planning Permission				2,880	128	3,409	601	684	803	577	290	81	57	74	74	35	0	0	0	0	0	3,276	2,955			
Unallocated Sites with Resolution to Grant Planning Permission																										
Land west of Longstanton	S/1970/07 (resolved to grant, an additional 36 dwellings)	64.91	M	36	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.	
			Total	36	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Former Waste Water Treatment Facility, Cambridge Road, Hauxton	S/2184/16/OL (resolved to grant, up to 32 dwellings)	16.70	M	32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	This site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.	
			Total	32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total - Unallocated Sites with Resolution to Grant Planning Permission				68	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Windfall Allowance																										
Windfall Allowance	-	-	M & A				0	0	0	0	0	220	220	220	220	220	220	220	220	220	220	0	1,540	0		
				2,948	128	3,477	601	684	803	577	290	301	277	294	294	255	220	220	220	220	220	0	4,816	2,955		

Notes:
 * = 'Five Year Supply' sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

Unallocated sites with planning permission or resolution to grant planning permission (excluding 'five year supply' sites)	247	234	183	95	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	807	807
Windfall Allowance	0	0	0	0	0	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	0	1,540	0	
Total	247	234	183	95	48	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	0	2,347	807	
'Five Year Supply' Sites	354	450	620	482	242	81	57	74	74	35	0	0	0	0	0	0	0	0	0	0	0	2,469	2,148	

Figure 3: Actual and Predicted Completions 2011-2033



Five Year Supply Calculations for Greater Cambridge

36. The NPPG⁹ (updated in July 2019) requires that any assessments of five year housing land supply clearly indicate buffers, shortfalls and the number of years of supply. It¹⁰ also sets out that the purpose of calculating the five year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement as set out in adopted strategic policies for the next five years, and that only where strategic policies are more than five years old or have been reviewed and found in need of updating, should local housing need be calculated using the standard method instead of the housing requirement.
37. The NPPG¹¹ (updated in July 2019) also sets out how any shortfall in housing supply should be dealt with: “The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.”
38. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) state that “the housing trajectories for Cambridge and South Cambridgeshire ... will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” and that the “five year housing land supply will be calculated using the Liverpool Method and a buffer of 20%”.
39. The Liverpool method of calculating five year housing land supply spreads any shortfall in housing supply (at the point of calculation) over the remainder of the plan period, whereas the Sedgfield method includes any shortfall in housing supply (at the point of calculation) within the five year assessment period.
40. The approach to calculating five year supply was considered through the Local Plan examinations and the Inspectors confirmed that the five year supply should be calculated on the basis of a joint housing trajectory for Greater Cambridge reflecting the joint development strategy across the two Local Plans, the Liverpool method and a 20% buffer. The Inspectors concluded in their reports¹² that the use of the Liverpool method was justified for both Cambridge and South Cambridgeshire for the following reasons:

South Cambridgeshire: “There has been a shortfall in housing delivery since the start of the plan period of 1,880 up to 31 March 2017. There are two generally recognised approaches to dealing with this undersupply: either within the next five

⁹ Paragraph: 014 Reference ID: 68-014-20190722

¹⁰ Paragraph: 003 Reference ID: 68-003-20190722

¹¹ Paragraph: 031 Reference ID: 68-031-20190722

¹² [South Cambridgeshire Local Plan Inspectors Report](#) (paragraphs 40-41) and [Cambridge Local Plan Inspectors Report](#) (paragraph 44)

years (known as the Sedgefield method), or over the remainder of the plan period (the Liverpool method). The PPG advises that local planning authorities should aim to deal with any undersupply within the first five years of the plan period 'where possible'.

The Local Plan is reliant on two new settlements at Waterbeach and Bourn to deliver a significant proportion of the housing requirement. Both sites require significant investment in infrastructure and, realistically, may not start to deliver new housing until the mid or later years of the plan period. If the Sedgefield method were to be used it would almost certainly result in increased pressure to develop new housing in the rural areas which are a lower tier in the Sustainable Development Strategy. In the circumstances, the use of the Liverpool method is justified.”

Cambridge: “Cambridge City has does not have a shortfall in the delivery of new housing in the years 2011-2017. However, for the purposes of the joint trajectory, it is appropriate to deal with the shortfall over the remainder of the plan period, known as the Liverpool method. This is because of the reliance, in the South Cambridgeshire Local Plan, on the delivery of two new settlements which require significant investment in new infrastructure and, realistically, may not start to deliver new housing until the mid or later years of the plan period.”

41. As the Local Plans were adopted in autumn 2018, their strategic policies are less than five years old and therefore the housing requirements set out in Policy 3 of the Cambridge Local Plan 2018 (adopted in October 2018) and Policy S/5 of the South Cambridgeshire Local Plan 2018 (adopted in September 2018) should be used to calculate the five year housing land supply.
42. As the NPPG (updated in July 2019) continues to allow strategic policy-making authorities to deal with past under delivery over a longer period (i.e. using the Liverpool method) where a case is made as part of the plan-making and examination process, it remains appropriate to use Liverpool method for calculating the five year supply for Greater Cambridge, as this was the methodology found to be sound by the Inspectors examining the Local Plans and is therefore set out in the adopted Local Plans (see Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018). There has been no material change in circumstances, in either national planning policy and guidance or within Greater Cambridge, since the adoption of the Local Plans in autumn 2018 that would result in the need to reconsider the methodology used to calculate the Councils' five year housing land supply.
43. The housing requirement for Greater Cambridge is 33,500 dwellings between 2011 and 2031, as the Cambridge Local Plan 2018 (adopted in October 2018) requires in Policy 3 that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 and the South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires in Policy S/5 that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031.

44. Figure 4 (below) sets out the five year housing land supply for Greater Cambridge for 2019-2024.

Figure 4: Five-Year Housing Land Supply Position for 2019-2024

	Greater Cambridge	Cambridge	South Cambridgeshire
(a) Housing requirement 2011 to 2031	33,500	14,000	19,500
(b) Completions up to 31 March 2019	12,769	6,873	5,896
(c) Number of dwellings left to deliver in the plan period (= a - b)	20,731	7,127	13,604
(d) Number of years of plan period left	12	12	12
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	1,728	594	1,134
(f) Five year supply requirement (= e x 5)	8,638	2,970	5,668
(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)	1,728	594	1,134
(h) Five year supply requirement with 20% buffer (= f + g)	10,366	3,564	6,802
(i) Number of dwellings predicted to be completed in the five year period (1 April 2019 to 31 March 2024)	10,948	3,584	7,364
(j) Five year supply (= i ÷ h x 5)	5.3	5.0	5.4

NOTE:

The five year supply figure (row j) and each of the other figures in rows e-h have been calculated using formulae in a spreadsheet, and therefore have been calculated using accurate unrounded numbers. The numbers shown in rows e, f, g and h of this table are the rounded numbers, and therefore the numbers in this table may not sum due to rounding.

45. Based on the Greater Cambridge housing trajectory published in this document (see Figure 2, above), it is anticipated that there will be a rolling five-year housing land supply for the remainder of the plan period (see Figure 5, below). The Greater Cambridge housing trajectory will be updated annually.

Figure 5: Rolling Five Year Supply

	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Greater Cambridge	5.3	5.6	5.9	6.1	6.4	6.6	7.0	8.1
Cambridge	5.0	5.3	5.6	5.9	5.9	5.6	5.5	5.5
South Cambridgeshire	5.4	5.8	6.0	6.2	6.6	7.2	8.0	9.8

46. The rolling five year supply (as set out in Figure 5) shows that the predicted transition in the split in the housing delivery between the two Councils is in progress. The increasing five year supply in South Cambridgeshire over the coming five year supply periods, is a reflection of the delivery of the South Cambridgeshire sites on the edge of Cambridge, the allocations in villages, and the ‘five year supply’ sites¹³. Whereas, the more static five year supply in Cambridge over the coming five year supply periods, is a reflection of the Cambridge sites on the edge of Cambridge having already been largely completed.
47. The Councils’ previously published five year supply calculations, as set out in the Cambridge Local Plan 2018 (adopted in October 2018, see Appendix N) and the South Cambridgeshire Local Plan 2018 (adopted in September 2018, see Appendix A) had anticipated that the Councils would have been able to demonstrate 6.0 years of housing land supply for 2019-2024, and over 6 years of housing land supply for the remainder of the plan period. The Greater Cambridge housing trajectory and five year supply calculations published in this document demonstrate that although the Councils can demonstrate 5.3 years of housing land supply for 2019-2024, this is lower than previously anticipated.
48. The Councils’ believe that the key reason for this reduction in its five year land supply is the change in the definition of a deliverable site as set out in national planning policy and guidance; however there are also a number of sites in the Greater Cambridge housing trajectory where their anticipated delivery timetable is now later than had previously been anticipated (as identified in the commentary on each site set out in Appendix B). The landowners, housebuilders, developers and agents that have returned completed questionnaires have identified the following reasons for actual delays or possible future delays in the delivery of their site(s):
- market conditions, including static house price growth, low market confidence, products not being favoured by purchasers, reduced land value and aborted sale of land to a developer;
 - Brexit and the uncertain political climate;

¹³ ‘Five Year Supply’ sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

- rising construction costs, including shortage of labour and materials;
- site specific issues, such as carrying out habitat relocation at the correct time, archaeological investigations, relocation of the existing use(s), securing site access, and multiple landowners;
- planning obligations and viability of the proposed development;
- planning enforcement action being taken;
- delays in determining planning applications and discharge of conditions applications; and
- delays in the adoption of the Local Plans.

5. Conclusions

Meeting the Housing Requirement

49. The Cambridge Local Plan 2018 (adopted in October 2018) requires (in Policy 3) that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet the current objectively assessed need. Against the Cambridge Local Plan 2018, the Greater Cambridge housing trajectory published in this document shows that 14,603 dwellings are expected to be delivered between 2011 and 2031¹⁴, this is 4% (603 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions as required in the NPPF.
50. The South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031 to meet the current objectively assessed need. Against the South Cambridgeshire Local Plan 2018, the Greater Cambridge housing trajectory published in this document shows that 23,727 dwellings are expected to be delivered between 2011 and 2031¹⁵, this is 22% (4,227 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions as required in the NPPF.
51. Together, the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. The housing trajectory published in this document shows that 38,330 dwellings are expected to be delivered between 2011 and 2031.

Five Year Housing Land Supply

52. Both the Cambridge and South Cambridgeshire Local Plans 2018 set out that “the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” (Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018). The recently adopted Local Plans also establish that the “five year housing land supply will be calculated using the Liverpool Method and a buffer of 20%”.
53. Collectively for Greater Cambridge, the Councils can demonstrate a five year housing land supply. The Councils jointly have 5.3 years of housing land supply for the 2019-2024 five year period. As the Councils’ have taken a robust and conservative approach to assessing the deliverability and / or developability of each of the sites in the Greater Cambridge housing trajectory, it is likely that the five year housing land

¹⁴ Some sites allocated in the Cambridge Local Plan are no longer anticipated to deliver dwellings within the plan period (i.e. by 2031), and therefore any dwellings from those sites are not included in the expected number of dwellings to be delivered between 2011 and 2031.

¹⁵ Some sites allocated in the South Cambridgeshire Local Plan are anticipated to deliver dwellings during the plan period (i.e. by 2031) and after the plan period. Any dwellings anticipated to be delivered after the plan period are not included in the expected number of dwellings to be delivered between 2011 and 2031.

supply for Greater Cambridge is in practice greater than demonstrated in this document.

54. The five year housing land supply for 2019-2024 should be used when making planning decisions from the date of publication of this document (16 September 2019).

Implications for Decision Making

55. Paragraph 11 of the NPPF (published in February 2019) sets out a presumption in favour of sustainable development, which for decision-taking means “approving development proposals that accord with an up-to-date development plan without delay” (paragraph 11(c)).
56. Paragraph 11(d) and footnote 7 of the NPPF (published in February 2019) set out the circumstances where planning policies should be considered out of date when making decisions on planning applications, and these are where the Council cannot demonstrate a five year housing land supply or where the Council’s Housing Delivery Test results indicate that delivery was substantially below the housing requirement over the previous three years. On the basis of the five year supply calculations in this document, paragraph 11(d) of the NPPF (published in February 2019) does not apply to Cambridge or South Cambridgeshire, as the Councils can demonstrate a five year supply, and decisions should be made in accordance with the up to date development plans adopted in 2018.

Appendix A: Template Letter and Questionnaire



«Name»
«Organisation»

Our reference: «Site_Number»

4 March 2019

Dear «Name»

Greater Cambridge Housing Trajectory

The Councils use the Greater Cambridge housing trajectory to demonstrate that actual and anticipated housing delivery will meet or exceed their housing requirements set out in the recently adopted Local Plans, and to calculate their five year housing land supply. The Greater Cambridge housing trajectory is also used by other services within the two Councils and external organisations to inform their future service provision.

In order to produce a housing trajectory that is as accurate and robust as possible, it is important that we work closely with landowners and developers to fully understand the factors influencing the delivery of known sites for housing development. It is recognised that circumstances can change, but the housing trajectory should reflect as far as possible the current intentions of those bringing forward sites that have planning permission, a resolution to grant planning permission, or are allocated for housing.

We would therefore be grateful if you could complete the enclosed questionnaire on the deliverability of your housing site at «**Site_Location**» in terms of its availability, suitability and achievability to enable us to understand the latest progress on the delivery of your site.

To demonstrate that a site is deliverable, the Councils will need to publish your completed questionnaire and any information on deliverability of your site that you provide to us in response to this request for information. If you feel that some of the information you provide is commercially sensitive please indicate this on the questionnaire.

The new National Planning Policy Framework (NPPF, published in July 2018 and updated in February 2019) and the accompanying updated National Planning Practice Guidance introduce new guidance on calculating five year housing land supply. This includes a revised definition of deliverable, specific guidance on developing benchmarks and assumptions for windfalls, lead-in times, build out rates and non-implementation rates, and the need to undertake consultation. The Councils' new Greater Cambridge housing trajectory and five year housing land supply calculations will take account of this revised guidance.

The new NPPF also includes an opportunity for the Councils' five year supply to be established for a year through an Annual Position Statement. The Councils have not yet made a decision on whether to prepare an Annual Position Statement.

If you would like to be notified of any consultations relating to the Greater Cambridge housing trajectory and five year supply, you can opt-in to receiving future mailings by either logging in to or registering on to the Cambridge City (<https://cambridge.jdi-consult.net/localplan/>) and/or South Cambridgeshire District (<https://scambs.jdi-consult.net/localplan/>) consultation databases and choosing the 'areas of interest' that you would like future mailings about. When you log in, you will find the list of 'areas of interest' under 'My Details'.

I would be grateful if you would respond with your completed questionnaire as soon as possible and no later than **18 March 2019**. If you would like to discuss any aspects of completing the questionnaire, please contact me via ldf@scambs.gov.uk or 01954 713184.

Yours sincerely

Jenny Nuttycombe

Senior Planning Policy Officer
Greater Cambridge Shared Planning

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

The Councils will comply with all laws concerning the protection of personal information, and both Councils have published privacy notices: www.scambs.gov.uk/privacynotice and www.cambridge.gov.uk/privacy-notice. The published questionnaires will include names and organisations; however, any postal addresses, email addresses and telephone numbers will be redacted. Please also be aware that under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004, the Councils must consider requests for disclosure of any information it holds.

Greater Cambridge Housing Trajectory Questionnaire

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

SITE DETAILS

Site:	«SITE_LOCATION»
Ownership: e.g. housebuilder, developer, landowner	«Site_Ownership»
Planning Status: e.g. allocation, outline planning permission, detailed planning permission, resolution to grant planning permission	«Planning_Status»
Councils' assessment:	This is the Councils' assessment of progress towards delivery of this site based on our current knowledge: «Site_Assessment»
Anticipated year for works to start on site:	«Start_Year»
Anticipated year for development to be completed:	«Completion_Year»

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

AVAILABILITY

2a	Is the site available immediately for development?	
----	---	--

	<i>Available is defined as: the site is controlled by a housing developer who has expressed an intention to develop or the landowner has expressed an intention to sell.</i>
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2b	If not, why not? <i>e.g. is there an existing use on the site?</i>	
----	--	--

2c	If the site is not available immediately, when will it become available for development?	
----	---	--

2d	Are you still undertaking any site assessment work? If so, please provide us with further details.	
----	---	--

2e	If your site is allocated, but does not yet have planning permission, when do you anticipate that you will submit a planning application or receive a decision on a submitted planning application?	
----	--	--

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

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

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

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

3e	<p>If your trajectory is dependent on certain assumptions, such as availability and timing of infrastructure, site preparation, submission of a planning application, a decision on a planning application or discharge of conditions, what are your assumptions?</p>	
----	--	--

DELIVERY TIMETABLE & HOUSING TRAJECTORY
--

4a	<p>When do you estimate you will start works on site?</p>	
----	--	--

4b	<p>When do you estimate you will deliver the first housing completions?</p>	
----	--	--

4c	<p>When do you estimate you will complete development of the site?</p>	
----	---	--

4d	<p>Please complete the housing trajectory table [see final page] with details of your anticipated housing completions in future years.</p>	<p>[see final page]</p>
----	---	--------------------------------

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

4f	<p>If your projected completions for future years differ from the number anticipated in previous published housing trajectory [see</p>	<p>Market Conditions</p> <p>Please provide details:</p>
----	---	--

<p>final page], what is the reason? For all that apply, please provide specific details for your site and what impact this has had on your timescales for delivery.</p>	<p>Site Specific Reasons</p> <p>Please provide details:</p>
--	--

<p>COMMERCIALLY SENSITIVE INFORMATION</p>
--

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

Please return to:

Email to: ldf@scambs.gov.uk

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

By no later than 18 March 2019

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

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

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing trajectory published in December 2017	«Y1»	«Y2»	«Y3»	«Y4»	«Y5»	«Y6»	«Y7»	«Y8»	«Y9»	«Y10»	«Y11»	«Y12»	«Y13»	«Y14»	«Y15»	«Y16»	«Y17»
Actual dwelling completions recorded	«A1»																
Please provide your current best estimate of completions by year MARKET HOUSING																	
Please provide your current best estimate of completions by year AFFORDABLE HOUSING																	

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

Appendix B: Assessment of Sites included in the Greater Cambridge Housing Trajectory

Allocations in the Cambridge Urban Area

The Paddocks Trading Estate, Cherry Hinton Road, Cambridge (see Table C2)

- B.1. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R7). The site is allocated for 123 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and LaSalle Investment Management in March 2015, which agreed: (i) that the most likely time-frame for development was 2023 to 2025 due to the multiple leases on-site and the relocation needs of existing users, and (ii) that the existing lease arrangements and relocation of existing uses from the site would not preclude the site's developability within the plan period. It is unclear exactly when the development will be started and completed as the landowner (LaSalle Investment Management) has not provided a completed questionnaire.
- B.2. Given the position in terms of leasehold interests on the site, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.
- B.3. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and a Statement of Common Ground was agreed in February 2015 that agreed that residential development on the site can be delivered within the plan period. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

379-381 Milton Road, Cambridge (see Table C2)

- B.4. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M1). The site is allocated for 95 dwellings and employment uses. It is unclear exactly when the development will be started and completed as the landowner (EMG Motorgroup) has not provided a completed questionnaire.
- B.5. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

- B.6. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

BT telephone exchange and car park, Long Road, Cambridge (see Table C2)

- B.7. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R14). The site is allocated for 76 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and Telereal Trillium in April 2015, which agreed: (i) that the timing of release of the site is dependent on it no longer being required for BT operational purposes, (ii) that expectations are that the site is most likely to come forward towards the end of the plan period 2026-2031, and (iii) that the existing uses on the site and site constraints such as underground cabling would not preclude the site's developability within the plan period.
- B.8. The agent (on behalf of Telereal Trillium) has advised that the site is not available until after the plan period, as it is currently occupied by existing businesses (see the Annex to this document, Section A2, questionnaire C16). The agent has also advised that the development is viable. The agent has indicated that there are no constraints, market factors or cost factors that could delay delivery of the development.
- B.9. The Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to start at least four years later than anticipated in the previously published housing trajectory.
- B.10. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the agent has advised that the site will be available albeit after the end of the plan period. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Willowcroft, Histon Road, Cambridge (see Table C2)

- B.11. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R2). The site is allocated for 78 dwellings. The site has multiple landowners.
- B.12. **149B Histon Road:** the site has full planning permission for the demolition of an industrial building and erection of 23 dwellings, which was approved in October 2016. A Variation of Conditions application to reduce the number of dwellings to 21 was approved in November 2017. A condition on the original planning permission requires that the development begins within three years from the date of that permission, and

the Variation of Conditions application did not change this timescale for implementation. At March 2019, no construction had started on site. If no material start is made on this development, this planning permission will lapse in October 2019. However, the site will still be allocated in the Cambridge Local Plan 2018. It is unclear exactly when the development will be started and completed as the developer (BPHA) has not provided a completed questionnaire.

- B.13. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be at least six years later than predicted in the previously published housing trajectory.
- B.14. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018 and currently has detailed planning permission. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.
- B.15. **149 Histon Road:** the site had full planning permission for the demolition of the existing dwelling and the erection of 15 dwellings, however this planning permission has lapsed as a material start on implementing the planning permission was not made within the required timescale. However, the site is still allocated in the Cambridge Local Plan 2018. It is unclear exactly when the development will be started and completed as the developer (Identified Development Ltd) has not provided a completed questionnaire.
- B.16. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be at least six years later than predicted in the previously published housing trajectory.
- B.17. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.
- B.18. **ATS Euromaster, 143 Histon Road:** the landowner (ATS Euromaster) has advised that a developer has not yet been formally identified, and that this process is still being undertaken. The landowner anticipates that the first housing completions will be in 2023, and that the development will be completed in 2023-2024 (see the Annex to this document, Section A2, questionnaire C3c). The landowner has also advised that the development is achievable and viable, and that the site is available immediately subject to the rebuilding of part of the facility. The landowner has indicated that the process of removing asbestos from existing buildings on site as the

constraints, market factors or cost factors that could delay delivery of the development.

- B.19. The Council has taken a conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowner to allow for the selection of a developer and the submission and approval of a planning application(s), and therefore has made no allowance for housing on this site within the five year period. It is still anticipated that the development will come forward in the plan period. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.
- B.20. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that the site is available immediately subject to the rebuilding of part of the facility, and the landowner anticipates that the first housing completions will be in 2023. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.
- B.21. **Murketts Ltd, 137 Histon Road:** it is unclear exactly when the development will be started and completed as the landowner (Murketts Ltd) has not provided a completed questionnaire.
- B.22. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be at least two years later than predicted in the previously published housing trajectory.
- B.23. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Travis Perkins, Devonshire Road, Cambridge (see Table C2)

- B.24. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R9). The site is allocated for 43 dwellings. The landowner (Travis Perkins) has advised that the site is not available immediately, as the site is still in its existing use; however it will become available by 2022. The landowner has advised that it is anticipated that a planning application will be submitted in 2020-2021. The landowner anticipates that construction will start on site in 2022, that the first housing completions will be in 2022-2023, and that the development will be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire C4).

- B.25. Delivery of this development is anticipated to be two years later than that predicted in the previously published housing trajectory.
- B.26. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that the site will become available by 2022, and the landowner anticipates that construction will start on site in 2022. There is no evidence that the site will not be delivered within five years.

Police Station, Parkside, Cambridge (see Table C2)

- B.27. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the residue of that allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M4). The site is allocated for 50 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and Cambridgeshire Constabulary in March 2015, which agreed: (i) that whilst a suitable site for relocation of the police station will need to be found, residential development on the site can be delivered within the plan period, and (ii) that the most likely time-frame for development was 2020-2021.
- B.28. The landowner (Cambridgeshire Constabulary) has advised that the site is not available immediately, and that it will become available once the new South Cambridgeshire police station is operational and the existing police station is no longer needed. The landowner anticipates that development will start on site in 2022-2023, that the first housing completions will be in 2023, and that the development will be completed in 2023-2024 (see the Annex to this document, Section A2, questionnaire C5). The landowner has also advised that the development is achievable and viable. The landowner has indicated that the constraints, market factors or cost factors that could delay delivery of the development are unknown at this stage.
- B.29. The Police and Crime Commissioner, Jason Ablewhite, has recently announced his intentions to relocate Parkside Police Station to a new location in the south of the county. The Commissioner has considered a number of sites, and in June – July 2019 [consulted](#) on his proposal to locate the new police station adjacent to Milton Park and Ride.
- B.30. Delivery of this development is anticipated to start one year later than anticipated in the previously published housing trajectory.
- B.31. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in March 2015 that agreed that residential development on the site can be delivered within the plan period, the landowner has advised that the site will be available once the South Cambridgeshire police station is operational and the existing police station is no longer needed, the Police and Crime commissioner has recently announced his intentions to relocate Parkside Police Station, and the

landowner anticipates that development will start on site in 2022-2023. There is no evidence that the site will not be delivered within five years.

Ridgeons, Cromwell Road, Cambridge (see Table C2)

- B.32. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R12). The site is allocated for 245 dwellings. The site has outline planning permission for up to 245 dwellings. A full planning application for the demolition of all buildings on the site was approved in February 2019. At March 2019, no construction had started on site. The Council's planning committee in June 2019 resolved to grant an alternative full planning application for the site for 295 dwellings, a nursery and community facility, play equipment and landscaping, subject to the prior completion of a s106 agreement.
- B.33. The agent (on behalf of Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that Ridgeons have already relocated from the site, and the site is now owned by Cambridge City Council. The agent anticipated that demolition of the existing buildings would commence in March 2019, and that subject to securing detailed planning permission in Summer 2019 that construction works on the new dwellings will start on site in 2019-2020, that the first housing completions will be in 2021-2022, and that the development will be completed in 2023-2024 (see the Annex to this document, Section A2, questionnaire C6). The agent has also advised that the proposed development of 295 dwellings and a nursery and community facilities is achievable and viable; however the viability will need to be reviewed once the s106 agreement for the proposed development has been agreed. The agent has indicated that market conditions are the constraints, market factors or cost factors that could delay delivery of the development.
- B.34. Delivery of this development is anticipated to start one year later than anticipated in the previously published housing trajectory.
- B.35. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site is allocated in the Cambridge Local Plan 2018, has a resolution to grant full planning permission, is in the ownership of a developer (Cambridge Investment Partnership), and the agent anticipates that construction can start on site in 2019-2020. There is no evidence that the site will not be delivered within five years.

Henry Giles House, Chesterton Road, Cambridge (see Table C2)

- B.36. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R4). The site is allocated for 48 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and Telereal Trillium in April 2015, which agreed: (i) that the most likely time-frame for development was 2019 to 2023, although it is possible that development will come forward earlier as plans to bring forward the site are underway, and (ii) that the

existing uses on the site do not preclude the site's developability within the plan period.

- B.37. The agent (on behalf of Telereal Trillium) has advised that the site is not available immediately, as it is currently occupied by JobCentre Plus, and that it will become available in 2029-2030. The agent anticipates that development will start on site in 2029-2030, that the first housing completions will be in 2029-2030, and that the development will be completed in 2030-2031 (see the Annex to this document, Section A2, questionnaire C7). The agent has also advised that the development is viable. The agent has indicated that there are no constraints, market factors or cost factors that could delay delivery of the development.
- B.38. Delivery of this development is anticipated to start seven years later than anticipated in the previously published housing trajectory.
- B.39. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in April 2015 that agreed that residential development on the site can be delivered within the plan period, and the agent has advised that the site will be available in 2029-2030. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

295 Histon Road, Cambridge (see Table C2)

- B.40. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R1). The site is allocated for 32 dwellings. The site has outline planning permission for demolition of the existing dwelling and erection of 27 dwellings. A reserved matters planning application for demolition of the existing dwelling and erection of 27 dwellings was submitted in May 2019, and is being considered by the Council. Some Discharge of Conditions applications have been agreed by the Council.
- B.41. The housebuilder (Laragh Homes) anticipates that development will start on site in early 2020, that the first housing completions will be in 2020, and that the development will be completed in 2021 (see the Annex to this document, Section A2, questionnaire C8). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.42. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.43. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Laragh Homes), a detailed planning application is being considered by the Council, some Discharge of

Conditions applications have been agreed by the Council, and the housebuilder anticipates that development will start on site in early 2020. There is no evidence that the site will not be delivered within five years.

Betjeman House, Hills Road, Cambridge (see Table C2)

- B.44. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M44). The site is allocated for 156 dwellings, B1a and B1b employment uses and retail. The site has full planning permission for 156 dwellings, B1 office use, retail / food and drink uses including retention of 'Flying Pig' Public House, new community use, amenity space, and the re-location of the war memorial, which was approved in August 2007. A Variation of Conditions application to extend the time for implementation of the permission, was approved in June 2010. The B1 office use element of the planning permission has been completed, and therefore the planning permission will not lapse. It is unclear exactly when the residential element of this planning permission will be started and completed as the landowner (PACE (Cambridge) Ltd) has not provided a completed questionnaire.
- B.45. PACE Investments carried out [public consultation events](#) in June 2019 to seek views on their ideas and proposals for this site as “a forward-thinking office scheme to act as a gateway to Cambridge, with an energised and visionary workspace at its heart.” Pre-application discussions for non-residential development on the remainder of the site are in progress with the landowner.
- B.46. The previously published housing trajectory anticipated that delivery of the residential element of this development would be towards the end of the plan period. Whilst, the landowners are now considering non-residential development on the remainder of this site, the site remains allocated in the Cambridge Local Plan 2018 and there is an extant planning permission that includes 156 dwellings. A wholly non-residential scheme on this site would therefore not accord with the development plan. Therefore, the Council has continued to make an allowance for housing on this site towards the end of the plan period.
- B.47. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018 and has extant planning permission including 156 dwellings. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Station Area - Pink Phase (Station Road West), Cambridge (see Table C2)

- B.48. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M14). The site is allocated for a mix of uses including residential, use classes A and B, and other amenities. The site had outline planning permission for the comprehensive redevelopment of the Station

Road area, comprising up to 331 dwellings, 1,250 student units, Class B1a (office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, D1 (art workshop) floorspace, D1 (community room), D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either residential student or doctors surgery, and a hotel, a new multi storey cycle and car park, and new and improved private and public spaces across the blue and pink phases; however this planning permission has lapsed. Blocks C1, C2, D1, F1 providing 137 dwellings within the pink phase have been completed.

- B.49. Blocks I1 and K1 within the pink phase have full planning permission for the demolition of the existing buildings and the construction of two new mixed use buildings for office floorspace (Class B1), retail/cafe/restaurant floorspace (Class A1/A3) and 89 dwellings, which was approved in March 2018. At March 2019, no construction had started on site; however at September 2019 construction had started on site. It is unclear exactly when this development will be completed as the developer (Brookgate) has not provided a completed questionnaire; however as the site is under construction it is reasonable to assume that the development will be completed within five years. Brookgate as a developer has been very active in bringing forward development in the area around Cambridge Station.
- B.50. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.51. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge (see Table C2)

- B.52. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R5) for 35 dwellings. The site has two landowners: This Land and MRH (GB) Ltd. It is unclear exactly when the development will be started and completed as the landowners have not provided a completed questionnaire.
- B.53. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.
- B.54. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

149 Cherry Hinton Road and Telephone Exchange, Coleridge Road, Cambridge (see Table C2)

- B.55. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R8) for 33 dwellings. The site has two landowners: Swiss Laundry and Telereal Trillium. The agent (on behalf of Telereal Trillium) has advised that the site is not available until after the plan period, as it is currently occupied by BT (see the Annex to this document, Section A2, questionnaire C13). The agent has also advised that the development is viable. The agent has indicated that there are no constraints, market factors or cost factors that could delay delivery of the development. It is unclear exactly when the remainder of the site will be available for residential development as the landowner (Swiss Laundry) has not provided a completed questionnaire; however the site has recently been [put up for sale](#) as the Swiss Laundry has now opened a new laundry on Papworth Business Park.
- B.56. The Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to start at least four years later than anticipated in the previously published housing trajectory.
- B.57. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, the agent on behalf of Telereal Trillium has advised that the site will be available after the end of the plan period, and the Swiss Laundry site has recently been put up for sale. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Mill Road Depot and adjoining properties, Mill Road, Cambridge (see Table C2)

- B.58. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R10) for 167 dwellings. The site has full planning permission for phase 1: 182 dwellings, floorspace for Use Class B1 (Business) or D1 (Non-Residential Institutions) in the alternative, a surface water pumping station, and open space, which was approved in June 2018. At March 2019, 12 dwellings were under construction and 170 dwellings had not been started. The Council's planning committee in June 2019 resolved to grant a Variation of Condition application for 4 additional dwellings (one to replace the pumping station) and other revisions to the development, and also resolved to grant a full planning application for phase 2: 49 affordable dwellings, a community centre and ancillary office and meeting rooms, and change of use of Gate House to commercial uses (Use Classes A1/A2/A3/B1/D1 in the alternative) on the ground floor with an affordable dwelling on the first floor, and open space.
- B.59. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that phase 1 is already under construction and that construction works for phase 2 are anticipated to start in September 2019. The developer anticipates that the first housing completions will be in Spring 2020, and that the development will be completed in Spring 2022 (see the Annex to this

document, Section A2, questionnaire C14). The developer has also advised that the development is achievable and viable. The developer has indicated that market conditions are the constraints, market factors or cost factors that could delay delivery of the development.

- B.60. Delivery of this development is anticipated to start one year later than anticipated in the previously published housing trajectory; however it is anticipated that the development will still be completed by 2022. The developer has advised that the delivery timetable has been updated due to initial delays to basement construction on phase 1.
- B.61. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as phase 1 of the site has detailed planning permission and is under construction, phase 2 of the site has a resolution to grant planning permission and is in the ownership of a developer (Cambridge Investment Partnership), and the developer anticipates that the whole development will be completed by 2022. There is no evidence that the site will not be delivered within five years.

Horizon Resource Centre, 285 Coldham's Lane, Cambridge (see Table C2)

- B.62. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R11) for 40 dwellings. The landowner (Cambridgeshire County Council) has advised that the site is not currently available, as it currently occupies the site; however the landowner has advised that it may become available in the next 10 years if it is declared surplus to operational requirements (see the Annex to this document, Section A2, questionnaire C15). The landowner has also advised that the development is achievable and viable. The landowner has indicated that highways access is the constraints, market factors or cost factors that could delay delivery of the development.
- B.63. Given that the site is not currently available and it is unclear when its current use will no longer be required, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to start at least four years later than anticipated in the previously published housing trajectory.
- B.64. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered **developable** as the site is allocated in the Cambridge Local Plan 2018, and the landowner has advised that the site may become available in the next 10 years if it is declared surplus to operational requirements. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Cambridge Professional Development Centre, Foster Road, Cambridge (see Table C2)

- B.65. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R16) for 67 dwellings. The landowner (Cambridgeshire County Council) has

advised that the site is not currently available, as it currently occupies the site; however the landowner has advised that it may become available in the next 10 years if it is declared surplus to operational requirements (see the Annex to this document, Section A2, questionnaire C17). The landowner has also advised that the development is achievable and viable. The landowner has indicated that there are no constraints, market factors or cost factors that could delay delivery of the development.

- B.66. Given that the site is not currently available and it is unclear when its current use will no longer be required, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to start at least four years later than anticipated in the previously published housing trajectory.
- B.67. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the landowner has advised that the site may become available in the next 10 years if it is declared surplus to operational requirements. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Clifton Road Area, Cambridge (see Table C2)

- B.68. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M2) for a maximum capacity of 550 dwellings, and employment and leisure related uses. The site has multiple landowners: Cambridge City Council, USS, Royal Mail Group, X-Leisure Ltd and PAT Pensions.
- B.69. Cambridge City Council has advised that it is the freehold owner of the land, but that the land is subject to long leases. The agent (on behalf of USS) has advised that the site is not available until 2022, as it is currently occupied by existing employment uses with leases yet to expire (see the Annex to this document, Section A2, questionnaire C18). The agent anticipates that a planning application will be submitted in 2020-2021, that development will start on site in 2022, that the first housing completions will be in 2023, and that the development will be completed around 2030-2031. The agent has also advised that it is expected that the development is achievable and viable. The agent has indicated that legal and ownership constraints and market factors are the constraints, market factors or cost factors that could delay delivery of the development. The agent has advised that the site is currently in multiple ownerships and therefore legal agreements will need to be put in place to enable the site to be brought forward. It is unclear exactly what the intentions are of the other leaseholders (Royal Mail Group, X-Leisure Ltd and PAT Pensions) as they have not provided completed questionnaires.
- B.70. As such, the Council has taken a more conservative approach to delivery on this site to that anticipated by the agent (on behalf of USS) to allow for the submission and approval of a planning application(s), and legal agreements between the multiple

landowners to be put in place. Delivery of this development is anticipated to start two years later than anticipated in the previously published housing trajectory.

- B.71. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the agent (on behalf of USS) has advised that the site will be available from 2022 and anticipates that a planning application will be submitted in 2020-2021. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

82-88 Hills Road and 57-63 Bateman Street, Cambridge (see Table C2)

- B.72. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site M5) for 20 dwellings and employment uses. It is understood from the agent (on behalf of Trinity Hall) that there is no change from that shown in the previously published housing trajectory (see the Annex to this document, Section A2, email C19). The previously published housing trajectory anticipated that delivery of this site would be towards the end of the plan period as Trinity Hall wished to retain the existing use in the short to medium term.
- B.73. Delivery of this development is anticipated to the same as that anticipated in the previously published housing trajectory.
- B.74. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018 and the agent has advised that there is no change from that shown in the previously published housing trajectory that anticipated delivery of this site towards the end of the plan period. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge (see Table C2)

- B.75. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R6) for 75 dwellings. The site has four landowners: Cambridge City Council, Cambridgeshire County Council, The Churches Trust and Cambridge Spiritualist Centre.
- B.76. One of the landowners (Cambridge City Council) has advised that the site is not available immediately, as the site is still being used by its existing owners. Cambridge City Council has also advised that funding has been made available through One Public Estate to incorporate all parts of the site into the East Cambridge Regeneration and Development project, and the first meetings with key stakeholders were scheduled for March and April 2019. Discussions are now underway to explore whether a joint scheme for the whole of the area can be developed; however further funding will be needed to physically deliver a joint scheme. Cambridge City Council has advised that it is currently not known whether the development is achievable and

viable (see the Annex to this document, Section A2, questionnaire C20). Cambridge City Council has indicated that legal and ownership constraints are the constraints, market factors or cost factors that could delay delivery of the development. The site has four landowners and a relationship between them all has not yet been formalised.

- B.77. Cambridge City Council has indicated securing the One Public Estate funding has made it possible to undertake investigation and feasibility studies, and a planning application could be submitted by March 2021. Provided that planning permission is secured, Cambridge City Council anticipates that works could start on site in March 2022, that the first housing completions could be in 2023, and that the development could be completed by March 2026.
- B.78. The Council has taken a conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowner to allow for initial studies to be undertaken and the submission and approval of a planning application(s). Delivery of this development is anticipated to start earlier than anticipated in the previously published housing trajectory.
- B.79. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, funding has been secured from One Public Estate to explore whether a joint scheme for the whole of the area can be developed and to undertake studies, and one of the landowners has indicated that works could start on site in 2023. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

315-349 Mill Road and Brookfields, Cambridge (see Table C2)

- B.80. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R21). The site is allocated for 78 dwellings, employment uses (including healthcare) and up to 270 student rooms. The 270 student rooms have been completed as Cam Foundry. It is unclear exactly when the residential element of this development will be started and completed as the landowner (Cambridgeshire Community Services NHS Trust) has not provided a completed questionnaire.
- B.81. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be one year later than that predicted in the previously published housing trajectory.
- B.82. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for

housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Orchard Park (see Table SC2)

- B.83. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the South Cambridgeshire Local Plan 2004 and the allocation has been carried forward into subsequent plans, including the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/1). Outline planning permission for the site was approved in June 2005, but that planning permission has now lapsed.
- B.84. **Parcel L2:** the site has full planning permission for a mixed use scheme of 63 dwellings, a gym and two commercial units, which was approved in September 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site.
- B.85. The agent (on behalf of Turnwood Limited) has indicated that due to viability issues with the approved scheme the landowner is seeking amendments. The agent has also indicated that once approval is given for the amendments, construction can start on site and it is anticipated that it would take around 18 months to complete the development (see the Annex to this document, Section A2, email SC2).
- B.86. As the proposal is a single block of flats, the housing completions will all be within one year. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by September 2018, based on an average lead-in time of a year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in September 2020. The Council anticipates that this site will be completed in 2022-2023. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.
- B.87. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site is allocated in the South Cambridgeshire Local Plan 2018, has detailed planning permission, the agent anticipates that construction can start on site once the amendments to the scheme have been approved, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.
- B.88. **Parcel Com4:** the site has outline planning permission for up to 42 apartments and an 82 unit apart/hotel with a restaurant and gym facilities, which was approved in April 2016. A planning application to vary conditions, including the time scale for the submission of reserved matters planning applications, was approved in March 2017. A condition on the planning permission allows the landowner three years for the

submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by March 2020. The Council's planning committee in July 2019 refused a full planning application for 93 apartments on this site. It is unclear exactly when the development will be started and completed as the developer (Marchingdale Developments Limited) has not provided a completed questionnaire.

- B.89. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2018, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and a full planning application for this site was refused by the Council's planning committee in July 2019. The Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before March 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. As the proposal is for apartments, it is likely that the housing completions will all be within one year, and therefore the Council anticipate that this site will be completed in 2022-2023.
- B.90. The apart/hotel is not providing dwellings and is therefore not included in the housing trajectory. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.
- B.91. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site is allocated in the South Cambridgeshire Local Plan 2018, has outline planning permission, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Allocations on the Cambridge Fringe

North West Cambridge (University Site) (see Tables C3 and SC3)

- B.92. Eddington is a housing-led mixed-use development on the north western edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The site was allocated in the North West Cambridge Area Action Plan (adopted in October 2009). The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University, including 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing.
- B.93. Outline planning permission for up to 3,000 dwellings, up to 2,000 student bedspaces, employment floorspace (Classes B1(b), D1 and sui generis research uses), retail floorspace (Use Classes A1 to A5), senior living (Class C2), community centre, indoor sports provision, police, health care, primary school, nurseries (Class D1), hotel, energy centre, and open spaces was approved in February 2013. It is anticipated that 1,849 dwellings will be provided in Cambridge and 1,151 dwellings will be provided in South Cambridgeshire.
- B.94. The build out rates on North West Cambridge so far are shown in Figure 6 (below). The data shows that the peak number of completions delivered in a year is 264 dwellings; however the average number of completions per year varies significantly by parcel.

Figure 6: Build Out Rates on North West Cambridge

Parcel	Number of Dwellings (net)	Market (M) or Affordable (A)	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
M1 & M2	240	M		4	146	146	75
		A				0	
		Total	0	4	146	146	75
Lot 1	117	M				0	
		A		117		117	117
		Total	0	117	0	117	117
Lot 2	264	M				0	
		A			264	264	264
		Total	0	0	264	264	264
Lot 3	232	M				0	
		A		232		232	232
		Total	0	232	0	232	232
Lot 8	73	M				0	
		A	73			73	73
		Total	73	0	0	73	73
Total		M	0	4	146	146	75
		A	73	349	264	349	229
		Total	73	353	410	410	279

- B.95. [Phase 1](#) was anticipated provide the following residential uses: 700 dwellings for University and College staff, 450 market homes and 325 post graduate student rooms.
- B.96. Lot 1 (117 dwellings in Cambridge), lot 2 (264 dwellings in Cambridge), lot 3 (232 dwellings in Cambridge), lot 8 (73 dwellings in Cambridge) and lot 5 (325 student bed spaces) have been completed.
- B.97. Lots M1 & M2 (240 dwellings, 121 dwellings in Cambridge and 119 dwellings in South Cambridgeshire) have detailed planning permission and are under construction. At March 2019, 112 dwellings had been completed in Cambridge, 38 dwellings had been completed in South Cambridgeshire, 9 dwellings were under construction in Cambridge, 30 dwellings were under construction in South Cambridgeshire, and 51 dwellings had not been started in South Cambridgeshire. The housebuilder (Hill Residential) anticipates that lots M1 & M2 will be completed in by 2023 (see the Annex to this document, Section A2, email GC5).
- B.98. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) lots M1 & M2 are considered deliverable as these lots have detailed planning permission and are under construction. There is no evidence that these lots will not be delivered within five years.
- B.99. Lot S3 (186 dwellings in Cambridge) has detailed planning permission, approved in April 2019. A condition on the original planning permission requires that the development begins within two years from the date of the last reserved matters for that parcel. The housebuilder (Hill Residential) anticipates that lot S3 will be completed between 2021 and 2024 (see the Annex to this document, Section A2, email GC5).
- B.100. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) lot S3 is considered deliverable as this lot has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), and the housebuilder anticipates that this lot will be completed in 2021-2024. There is no evidence that housing completions will not begin on this lot within five years.
- B.101. Lot M3 (106 dwellings in Cambridge) has detailed planning permission, approved in June 2017. At March 2019, a material start had been made on site to prevent the planning permission from lapsing. The housebuilder (Hill Residential) anticipates that lot M3 will be completed between 2022 and 2025 (see the Annex to this document, Section A2, email GC5).
- B.102. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) lot M3 is considered deliverable as this lot has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), a material start has been made on the planning permission and the housebuilder anticipates that this lot will be completed in 2022-2025. There is no evidence that housing completions will not begin on this lot within five years.

- B.103. The remainder of the site (750 dwellings in Cambridge and 1,032 dwellings in South Cambridgeshire) has outline planning permission, which was approved in February 2013. A condition on the planning permission allows the landowner ten years for the submission of all reserved matters planning application(s) for housing; therefore all reserved matters planning applications for housing would need to be submitted by February 2023. Pre-application discussions are in progress relating to the infrastructure for phase 2, which is likely to be for a mix of uses. Pre-application discussions have also previously been undertaken for residential uses on lot 4 and lots S1 & S2. Lot 4 had detailed planning permission; however this planning permission has lapsed as a material start on implementing this planning permission was not made within the required timescale. This lot therefore now only has outline planning permission so is included in this remainder.
- B.104. It is unclear exactly when the remainder of the development will be started and completed as the landowner (University of Cambridge) has not provided a completed questionnaire. As such, the Councils have taken a conservative approach to the delivery on the remainder of this site (which only has outline planning permission) by making no allowance for housing on this remainder within the five year period; however it is still anticipated that the development will come forward within the plan period. The Councils have taken a conservative approach to delivery of this site and assumed that North West Cambridge (University Site) as a whole will deliver no more than 250 dwellings a year. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.
- B.105. Completion of the development is anticipated to be later than anticipated in the previously published housing trajectory.
- B.106. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) the remainder of this site is considered developable as the site is allocated in the North West Cambridge Area Action Plan and it has outline planning permission. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

NIAB (Darwin Green) (see Tables C3 and SC3)

- B.107. Darwin Green is a housing-led mixed-use development on the northern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The land within Cambridge was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 20 / Site R43). The land within South Cambridgeshire was allocated in the Site Specific Policies DPD (adopted in January 2010) and has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018).
- B.108. The build out rates on the whole of NIAB (Darwin Green) so far are shown in Figure 7 (below). The data shows that the peak number of completions delivered in a year is 54 dwellings; however the average number of dwellings completed per year is lower.

Figure 7: Build Out Rates on NIAB (Darwin Green)

Parcel	Number of Dwellings (net)	Market (M) or Affordable (A)	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Frontage	187	M	35	29	32	11						35	27
		A	19	20	7							20	15
		Total	54	49	39	11	0	0	0	0	0	54	38
Main	1,593	M									15	15	15
		A										0	
		Total	0	0	0	0	0	0	0	0	0	15	15
Total		M	35	29	32	11	0	0	0	0	15	35	24
		A	19	20	7	0	0	0	0	0	0	20	15
		Total	54	49	39	11	0	0	0	0	0	54	34

B.109. **NIAB Frontage:** the site has detailed planning permission for 187 dwellings. At March 2019, 153 dwellings had been completed and 34 dwellings had not been started. It had previously been anticipated that the remaining 34 dwellings would have come forward alongside the NIAB Main development, however detailed planning permission was approved in March 2018 for non-residential development on the land where the remaining 34 dwellings would have been sited. The Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site in the housing trajectory.

B.110. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as the remaining part of this site now has detailed planning permission for non-residential development.

B.111. **NIAB Main:** the site has outline planning permission for up to 1,593 dwellings, a primary school, community facilities, and retail units (use classes A1, A2, A3, A4 and A5), and within this two phases have detailed planning permission for 287 dwellings. At March 2019, 15 dwellings had been completed, 162 dwellings were under construction, 110 dwellings had not been started, and 1,306 dwellings had outline planning permission. Some Discharge of Conditions applications have been agreed by the Council. A reserved matters planning application for 330 dwellings on the third phase of this development was submitted in August 2019, and is being considered by the Council. It is understood that the development will be built out through continuous phases.

B.112. The housebuilder (David Wilson Homes / Barratt Homes) has advised that the first dwellings have been sold. The housebuilder anticipates that the development will be completed by 2028, and that annual completions of up to 200 dwellings can be achieved (see the Annex to this document, Section A2, questionnaire GC7). The housebuilder has advised that this timetable is based on the site being purchased on

a phased basis, the reserved matters planning applications being submitted on a rolling basis, and the reserved matters planning applications being approved within thirteen weeks to enable continuity of build for their contractors and labour force. The housebuilder has identified market conditions, discharging conditions and delays in the planning application process as the constraints, market factors or cost factors that could delay delivery of the development.

- B.113. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.114. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the whole site has outline planning permission, two phases have detailed planning permission and are under construction, a detailed planning application for phase 3 has been submitted and is being considered by the Council, and the site is in the ownership of a housebuilder (Barratt Homes / David Wilson Homes). There is no evidence that housing completions will not continue to be delivered, with over half of the site completed within five years.
- B.115. **NIAB 2 & 3 (Darwin Green 2 & 3)**: the Site Specific Policies DPD (adopted in January 2010) originally allocated the site as a sustainable housing-led urban extension to Cambridge, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/2). The site is allocated for approximately 1,000 dwellings and a secondary school. Pre-application discussions are in progress and it is understood that a planning application will be submitted in early 2020.
- B.116. It is unclear exactly when the development will be started and completed as the housebuilder (Barratt Homes / David Wilson Homes) has not provided a completed questionnaire. As such, the Councils have therefore taken a conservative approach to delivery of this site and assumed that NIAB (Darwin Green) as a whole will deliver no more than 200 dwellings a year, based on the housebuilders' anticipated completions for Darwin Green 1. If in future years, there is evidence of higher actual annual completions or the site coming forwards sooner, this will be considered in the preparation of future housing trajectories.
- B.117. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.118. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the South Cambridgeshire Local Plan 2018, the site is in the ownership of a housebuilder (Barratt Homes / David Wilson Homes), pre-application discussions are in progress, and it is understood that a planning application will be submitted in early 2020. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Cambridge East (see Tables C3 and SC3)

- B.119. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City. The two Councils jointly adopted the Cambridge East Area Action Plan in February 2008 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.
- B.120. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport will not happen before 2031 at least, as there are currently no suitable relocation options. The Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Sites R41 and R47) and the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) carry forward the allocations for the parts of Cambridge East that can be delivered with the airport remaining and identify the remainder of the land as being safeguarded so that it can be brought forward for development at a later date through a review of the Local Plans, if circumstances change.
- B.121. **Cambridge Airport:** this land is safeguarded and as no housing is expected to be delivered on this land within the plan period to 2031, no allowance is made for housing on the airport in the housing trajectory. [Marshall of Cambridge](#) has recently announced its intentions to move to a new location by 2030, and therefore the Councils¹⁶ have committed to working with them to explore the potential redevelopment of the Cambridge Airport site through the preparation of the new Greater Cambridge Local Plan.
- B.122. **Land north of Newmarket Road (WING):** this land is allocated as Phase 1 in the Cambridge East AAP (adopted in February 2008) and is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) for 1,300 dwellings. Outline planning permission for up to 1,300 homes, a primary school, a food store, community facilities and open space was granted in November 2016. Some Discharge of Conditions applications have been agreed by the Council. In August 2019, the Councils' Joint Development Control Committee – Cambridge Fringes resolved to grant a reserved matters planning application for 239 dwellings and non-residential floorspace including 'Market Square' on Phase 1a. Pre-application discussions are in progress for Phase 1b, which will also include housing, and it is anticipated that the reserved matters planning application will be submitted shortly.
- B.123. The landowner (Marshall Group Properties) and a housebuilder (Hill Residential) are working together to deliver the project, and Hill Marshall LLP have secured Homes England funding to accelerate delivery of the WING development¹⁷. The money will be used to enable infrastructure works for the entire development and to fund the relocation of the ground running enclosure, and together these will allow the first phase of housing to be delivered up to 18 months ahead of schedule. Alongside this,

¹⁶ [Cambridge City Council News Release](#) and [South Cambridgeshire District Council News Release](#)

¹⁷ [Homes England News Release](#) and [Hill Residential News Release](#)

the [s106 agreement](#) for this development includes a requirement for 50 dwellings to be completed to slab level by November 2020.

- B.124. The agent (on behalf of Hill Marshall LLP) anticipates that infrastructure works will start on site in Spring 2019 as detailed planning permission for infrastructure works was granted in November 2018 (see the Annex to this document, Section A2, questionnaire GC9). The agent has also advised that the majority of the pre-commencement conditions have been discharged, and discussions are underway regarding the outstanding pre-commencement conditions relating to contamination. The agent anticipates that the first housing completions will be in 2020 and that the development will be completed in 2028. The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.125. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.126. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, has outline planning permission, a reserved matters planning application for Phase 1a is being considered by the Council, is in the ownership of a housebuilder (Hill Residential), detailed planning permission for infrastructure works was granted in 2018 and works will start on site in Spring 2019, the development has Homes England funding to accelerate delivery, and the agent (on behalf of Hill Marshall LLP) anticipates that the first housing completions will be in 2020. There is no evidence that housing completions will not begin on site within five years.
- B.127. **Land north of Cherry Hinton:** this land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) for 1,200 dwellings. It is anticipated that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The Cambridge East – North of Cherry Hinton SPD was adopted by both Councils in November 2018. Outline planning permission for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was submitted in March 2018, and is being considered by the Councils.
- B.128. The agent (on behalf of Marshall Group and Endurance Estates) anticipates that the outline planning permission will be approved in Summer 2019. The agent has advised that it is anticipated that detailed planning applications will be submitted and approved in 2020, that work will start on site in 2021, that the first dwellings will be completed in 2022, and that the development will be completed in 2028, with annual housing completions anticipated of up to 200 dwellings (see the Annex to this document, Section A2, questionnaire GC10). The agent has also advised that the development is achievable and viable. The agent has identified infrastructure constraints and discharging conditions as the constraints, market factors or cost factors that could delay delivery of the development. Delivery of the development is

reliant on the relocation of some existing airport equipment and infrastructure and the implementation of associated mitigation measures.

- B.129. The Councils have taken a conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent (on behalf of Marshall Group and Endurance Estates) to allow for the approval of the outline planning application and the subsequent submission and approval of a detailed planning application(s). Delivery of this development is therefore anticipated to start one year later than anticipated in the previously published housing trajectory.
- B.130. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018, an outline planning application is being considered by the Councils, and the agent has advised that work will start on site in 2021. There is no evidence that housing completions will not begin on site within five years.
- B.131. **Land at Coldham's Lane:** this land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy R41). The site has detailed planning permission for 57 dwellings. At March 2019, 35 dwellings had been completed and 22 dwellings were under construction. The housebuilder (Weston Homes) anticipates that the development will be completed by August 2019 (see the Annex to this document, Section A2, email GC11).
- B.132. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Trumpington Meadows (see Tables C3 and SC3)

- B.133. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The land within Cambridge was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42b). The land within South Cambridgeshire is allocated in the Cambridge Southern Fringe Area Action Plan (adopted in February 2008). Outline planning permission for approximately 1,200 dwellings, a primary school, recreation / leisure uses, and community and other local facilities was granted in October 2009, with the dwellings split equally between Cambridge and South Cambridgeshire.
- B.134. The build out rates on Trumpington Meadows so far are shown in Figure 8 (below). The data shows that the peak number of completions delivered in a year is 148 dwellings; however the average number of completions per year varies significantly by parcel.

Figure 8: Build Out Rates on Trumpington Meadows

Parcel	Number of Dwellings (net)	Market (M) or Affordable (A)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Lots 1-5	353	M	2	84	79	40					84	51
		A		57	62	21					62	47
		Total	2	141	141	61	0	0	0	0	141	86
Lot 6	39	M				6	17				17	12
		A					16				16	16
		Total	0	0	0	6	33	0	0	0	33	20
Lot 7	86	M					32	20			32	26
		A					33	1			33	17
		Total	0	0	0	0	65	21	0	0	65	43
Lot 8	36	M					4	19			19	12
		A					3	10			10	6
		Total	0	0	0	0	7	29	0	0	29	17
Lot 9	122	M						39	34		39	37
		A							49		49	49
		Total	0	0	0	0	0	39	83	0	83	61
Lots 10 & 11	392	M								35	35	35
		A								29	29	29
		Total	0	0	0	0	0	0	0	64	64	64
Local Centre	40	M							24		24	24
		A							16		16	16
		Total	0	0	0	0	0	0	40	0	40	40
Riverside	122	M								58	58	58
		A								26	26	26
		Total	0	0	0	0	0	0	0	84	84	84
Total		M	2	84	79	46	53	78	58	93	93	62
		A	0	57	62	21	50	11	65	55	65	40
		Total	2	141	141	67	103	89	123	148	148	102

B.135. Lots 1-5 (353 dwellings, 324 dwellings in Cambridge and 29 dwellings in South Cambridgeshire) have largely been completed. At March 2019, 345 dwellings had been completed and 8 dwellings had not been started. The final 8 dwellings on lots 1-5 (within Cambridge) will be constructed where the sales centre is currently located, and the housebuilder (Barratt Homes) anticipates that these 8 dwellings will be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire GC12a). The housebuilder has advised that the development is achievable and viable.

- B.136. Lots 6-8 (161 dwellings, 136 dwellings in Cambridge and 25 dwellings in South Cambridgeshire) have been completed. Lot 9 (122 dwellings, all within South Cambridgeshire) has been completed. The Local Centre (40 dwellings, all of which are in South Cambridgeshire) has been completed.
- B.137. The Riverside (122 dwellings, 42 dwellings in Cambridge and 80 dwellings in South Cambridgeshire) is under construction. At March 2019, all 42 dwellings had been completed within Cambridge, 42 dwellings had been completed within South Cambridgeshire, 15 dwellings were under construction in South Cambridgeshire and 23 dwellings had not been started in South Cambridgeshire. The housebuilder (Barratt Homes) anticipates that this lot will be completed by June 2020 (see the Annex to this document, Section A2, questionnaire GC12b).
- B.138. Lots 10 & 11 (392 dwellings, 65 dwellings in Cambridge and 327 dwellings in South Cambridgeshire) are under construction. At March 2019, 64 dwellings had been completed within South Cambridgeshire, 89 dwellings were under construction in South Cambridgeshire, 174 dwellings had not been started in South Cambridgeshire, and all 65 dwellings in Cambridge had not been started. The housebuilder (Barratt Homes) anticipates that these lots will be completed by June 2024 (see the Annex to this document, Section A2, questionnaire GC12c). The housebuilder is delivering this parcel along the spine road, starting within South Cambridgeshire and finishing within Cambridge, and therefore the build out rates included in the housing trajectory reflect this. The Council has used the build out on Trumpington Meadows so far (see Figure 8, above) along with the information provided by the housebuilder to guide the build out rates of lots 10 & 11.
- B.139. Completion of the development is anticipated to be four years later than anticipated in the previously published housing trajectory. The housebuilder has advised that delivery is being delayed as a result of market conditions – sales have slowed down due to Brexit and the uncertain political climate.
- B.140. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site has detailed planning permission and is under construction. There is no evidence that housing completions will not continue to be delivered, with the majority of the site completed within five years.

Clay Farm (see Table C2)

- B.141. Clay Farm is a housing development on the southern edge of Cambridge. The site was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42a). The site has detailed planning permission for 2,186 dwellings, and is being delivered by multiple housebuilders: Countryside Properties, Skanska, Bovis Homes, Hill Residential and Cambridge City Council, Crest Nicholson and CALA Homes.
- B.142. The build out rates on Clay Farm so far are shown in Figure 9 (below). The data shows that the peak number of completions delivered in a year is 228 dwellings;

however the average number of completions per year varies significantly by housebuilder.

Figure 9: Build Out Rates on Clay Farm

Housebuilder	Number of Dwellings (net)	Market (M) or Affordable (A)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Countryside	1,110	M		15	87	140	24	119	113	19	140	74
		A		1	47	106	21	100	61	20	106	51
		Total	0	16	134	246	45	219	174	39	246	125
Bovis	397	M			25	67	43	42	21	35	67	39
		A			27	37	45	33	14	3	45	27
		Total	0	0	52	104	88	75	35	38	104	65
Cambridge City Council & Hill Residential	228	M							104		104	104
		A							124		124	124
		Total	0	0	0	0	0	0	0	228	0	228
Skanska	128	M			46	31					46	39
		A			39	12					39	26
		Total	0	0	85	43	0	0	0	0	0	85
CALA	49	M						8	21		21	15
		A						8	12		12	10
		Total	0	0	0	0	0	0	16	33	0	33
Crest Nicholson	274	M					9	108	31	17	108	41
		A					7	49	38	15	49	27
		Total	0	0	0	0	16	157	69	32	157	69
Total		M	0	15	158	238	76	277	290	71	290	290
		A	0	1	113	155	73	190	249	38	249	249
		Total	0	16	271	393	149	467	539	109	539	539

B.143. Parcels 1A, 3 & 4 (274 dwellings, Crest Nicholson) have been completed. Parcels 9A & 9B (49 dwellings, CALA Homes) have been completed. Parcels 19 & 20 (128 dwellings, Skanska) have been completed. Parcel 21 and the community centre parcel (228 dwellings, Hill Residential and Cambridge City Council) have been completed.

B.144. Parcels 1B, 2, 5, 6 & 7 (394 dwellings, Countryside Properties) have been completed; however parcels 8A, 8B, 10, 11, 12A, 12C, 13A, 13B, 14A & 14B (716 dwellings, Countryside Properties) are still under construction. On parcels 8A, 8B, 10, 11, 12A, 12C, 13A, 13B, 14A & 14B at March 2019, 479 dwellings had been completed, 195 dwellings were under construction and 42 dwellings had not been started. The housebuilder (Countryside Properties) anticipates that the development will be

completed in 2021-2022 (see the Annex to this document, Section A2, questionnaire GC1).

- B.145. Completion of the development is anticipated to be the same as that anticipated in the previously published housing trajectory.
- B.146. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- B.147. Parcels 15-18 (397 dwellings, Bovis Homes) have largely been completed. At March 2019, 392 dwellings had been completed and 5 dwellings were under construction. It is unclear exactly when the development will be completed as the housebuilder (Bovis Homes) has not provided a completed questionnaire; however as only 5 dwellings remain under construction it is reasonable to assume that the development will be completed within five years.
- B.148. Completion of the development is anticipated to be two years later than that anticipated in the previously published housing trajectory.
- B.149. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Bell School (see Table C3)

- B.150. Bell School is a housing development on the southern edge of Cambridge. The site was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42d). The site has detailed planning permission for 270 dwellings.
- B.151. The build out rates on Bell School so far are shown in Figure 10 (below). The data shows that the peak number of completions delivered in a year is 122 dwellings, and the average is 60 dwellings per year.

Figure 10: Build Out Rates on Bell School

	Market (M) or Affordable (A)	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Total	M	21	36	28	45	45	33
	A		86	17	5	86	36
	Total	21	122	45	50	122	60

- B.152. At March 2019, 238 dwellings had been completed and 32 dwellings were under construction. The housebuilder (Hill Residential) anticipates that the development will be completed in 2019-2020 (see the Annex to this document, Section A2, questionnaire GC4). The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.153. Completion of the development is anticipated to be the same as that anticipated in the previously published housing trajectory.
- B.154. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land north of Worts' Causeway (see Table C3)

- B.155. This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB1) for approximately 200 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and Commercial Estates Group in February 2015, which agreed: (i) that the site is suitable for development to contribute towards Cambridge's housing needs to 2031, (ii) that the site is immediately available for development, and (iii) that development could be achieved from existing road access with limited investment in infrastructure. A request for a screening opinion for development of up to 200 dwellings, community facilities and office space was submitted in June 2019, and the Council responded in July 2019 with a [letter](#) and completed [EIA Screening Matrix](#) stating that an Environmental Impact Assessment should be undertaken and an Environmental Statement should be submitted with the planning application.
- B.156. The agent (on behalf of Commercial Estates Group) has advised that an outline planning application and associated supporting studies are currently being prepared, and the agent had anticipated that the planning application would be submitted in July 2019 (see the Annex to this document, Section A2, questionnaire C22). The agent anticipates that work could start on site in early 2021, that the first housing completions would be in 2021 and that the development will be completed by 2023. The agent has advised that this timetable assumes that outline planning permission will be granted in 2019, and allows 14 months for the sale of the land and any necessary pre-construction enabling works. The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development, on the basis that access onto Worts' Causeway can be facilitated.
- B.157. An outline planning application has not yet been submitted, however pre-application discussions are taking place and a revised timetable for submission of the outline planning application is being prepared. The Council has therefore taken a conservative approach to delivery of this site to take account of the delay in the submission of the outline planning and has assumed that work will start on site a year

later than anticipated by the agent. The Council anticipates that this site will be completed in 2022-2025.

- B.158. Delivery of this development is anticipated to start three years later than anticipated in the previously published housing trajectory.
- B.159. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in February 2015 that agreed that residential development on the site can be delivered within the plan period, the agent has advised that an outline planning application is being prepared, pre-application discussions are taking place and a revised timetable for submission of the outline planning application is being prepared, and the agent anticipates that work will start on site in 2021. There is no evidence that housing completions will not begin on site within five years.

Land south of Worts' Causeway (see Table C3)

- B.160. This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB2) for approximately 230 dwellings. Pre-application discussions have been undertaken, and an outline planning application is in the process of being validated.
- B.161. The developer (This Land) has advised that they anticipate they will submit a planning application for the development in 2019. The developer anticipates that works could start on site in 2020, that the first housing completions would be in 2021 and that the development will be completed by 2025 (see the Annex to this document, Section A2, questionnaire C23). The developer has advised that the development is achievable and viable. The developer has identified designing the development around existing gas and water infrastructure on site, market conditions and the political influence of Brexit, and the release of the site from the existing tenancy agreement as the constraints, market factors or cost factors that could delay delivery of the development.
- B.162. Delivery of this development is anticipated to be the same as that anticipated in the previously published housing trajectory.
- B.163. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018, pre-application discussions have been undertaken, an outline planning application is in the process of being validated, and the developer anticipates that work will start on site in 2020. There is no evidence that housing completions will not begin on site within five years.

Allocations at New Settlements

Northstowe (see Table SC4)

- B.164. Northstowe is a new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe Area Action Plan (adopted in July 2007) with an area of reserve land to the west of the town. The reserve land is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/5) to provide flexibility for the phasing and delivery of the new town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.
- B.165. Development beyond 1,500 homes is dependent on the completion of the improvement works to the A14 to provide the necessary transport capacity. The Development Consent Order for the A14 improvements was approved by the Secretary of State in May 2016. Construction works are underway and it is anticipated that the road will be open to traffic by the [end of 2020](#).
- B.166. **Phase 1:** outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was granted in April 2014. A small area of phase 1 falls within the land originally identified as a reserve in the Northstowe Area Action Plan, and now allocated in the South Cambridgeshire Local Plan 2018.
- B.167. Phase 1 is being delivered by five housebuilders, and **parcel H1** (92 dwellings, Bloor Homes) has been completed. The build out rates on Phase 1 of Northstowe so far are shown in Figure 11 (below). The data shows that the peak number of completions delivered in a year by a single housebuilder is 71 dwellings; however the average number of completions per year varies by housebuilder.

Figure 11: Build Out Rates on Phase 1 of Northstowe

Housebuilder	Number of Dwellings (net)	Market (M) or Affordable (A)	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Bloor Homes	92	M	13	44	35	44	31
		A				0	
		Total	13	44	35	44	31
Taylor Wimpey	360	M		24	58	58	41
		A		4	13	13	9
		Total	0	28	71	71	50
Linden Homes	271	M		28	43	43	36
		A			16	16	16
		Total	0	28	59	59	44
Barratt Homes	453	M		10	50	50	30
		A		1	14	14	8
		Total	0	11	64	64	38
Bovis Homes	324	M		23	42	42	33
		A		6	7	7	7
		Total	0	29	49	49	39
Total	1500	M	13	129	228	228	123
		A		11	50	50	31
		Total	13	140	278	278	144

B.168. **Parcel H2** (Barratt Homes) has detailed planning permission for 135 dwellings. At March 2019, 70 dwellings had been completed, 22 dwellings were under construction and 43 dwellings had not been started. The housebuilder (Barratt Homes) anticipates that the parcel will be completed by June 2020 (see the Annex to this document, Section A2, questionnaire GC13b). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development.

B.169. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.170. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

B.171. **Parcel H3** (Taylor Wimpey) has detailed planning permission for 40 dwellings. At March 2019, 33 dwellings had been completed and 7 dwellings had not been started. The final 7 dwellings will be constructed where the sales centre is currently located, and the housebuilder has previously advised that this sales centre will be used for all

their parcels at Northstowe. The housebuilder (Taylor Wimpey) anticipates that these remaining dwellings will be completed in 2023-2024 (see the Annex to this document, Section A2, questionnaire GC13c). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development. The housebuilder has commented that specific products, such as the townhouses included in the development as a result of the strong urban design expectation for Northstowe, are not so favourable with purchasers.

- B.172. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.173. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- B.174. **Parcel H4** (Bovis Homes) has detailed planning permission for 84 dwellings and landscaping. At March 2019, 78 dwellings had been completed and 6 dwellings were under construction. The housebuilder (Bovis Homes) anticipates that the development will be completed in 2019-2020 (see the Annex to this document, Section A2, questionnaire GC13d). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.175. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.176. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- B.177. **Parcels H5 & H6** (Bovis Homes) have detailed planning permission for 240 dwellings. At March 2019, all 240 dwellings had not been started. The housebuilder (Bovis Homes) has advised that development started on site in January 2019, and anticipates that the first housing completions will be in November / December 2019 and that the development will be completed in 2025-2026 (see the Annex to this document, Section A2, questionnaire GC13e). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.178. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site has detailed planning permission, is in the ownership of a housebuilder (Bovis Homes), the housebuilder has advised that development started on site in January 2019, and the housebuilder anticipates that the first housing

completions will be in November / December 2019. There is no evidence that housing completions will not begin on site within five years.

- B.179. **Parcel H7** (Barratt Homes) has detailed planning permission for 115 dwellings. At March 2019, 5 dwellings had been completed, 32 dwellings were under construction and 78 dwellings had not been started. It is unclear exactly when the development will be completed as the housebuilder (Barratt Homes) has not provided a completed questionnaire; however as the site is under construction it is reasonable to assume that the development will be completed within five years. The Council has used the build out on Phase 1 of Northstowe (see Figure 11, above) to guide the build out rates of parcels H7, H8 and H9, which are all being developed by Barratt Homes. The Council anticipates that these parcels will be delivered sequentially, with some overlap (as is currently the case with parcels H2 and H7) so that the number of dwellings completed by Barratts each year on this development remains fairly constant.
- B.180. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- B.181. **Parcel H8** (Barratt Homes) has outline planning permission, and is anticipated to provide 73 dwellings. A detailed planning application for 73 dwellings was submitted in April 2019, and is being considered by the Council. It is unclear exactly when the development will be started and completed as the housebuilder (Barratt Homes) has not provided a completed questionnaire.
- B.182. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by October 2020, based on an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has used the build out on Phase 1 of Northstowe (see Figure 11, above) to guide the build out rates of parcels H7, H8 and H9, which are all being developed by Barratt Homes. The Council anticipates that these parcels will be delivered sequentially, with some overlap (as is currently the case with parcels H2 and H7) so that the number of dwellings completed by Barratts each year on this development remains fairly constant.
- B.183. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Barratt Homes), a detailed planning application for the parcel is being considered by the Council, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.
- B.184. **Parcel H9** (Barratt Homes) has outline planning permission, and is anticipated to provide 130 dwellings. The housebuilder (Barratt Homes) has advised that it is anticipated that a reserved matters planning application will be submitted in June

2019, and the housebuilder anticipates that work will start on site in March 2020, that the first dwellings will be completed in October 2020, and that the development will be completed by August 2022 (see the Annex to this document, Section A2, questionnaire GC13h). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified the speed of processing planning applications and discharge of conditions applications as the constraints, market factors or cost factors that could delay delivery of the development.

- B.185. The Council has taken a more conservative approach to delivery of this parcel than proposed by the housebuilder (Barratt Homes) as it their only parcel without either detailed planning permission or a detailed planning application submitted. The Council therefore anticipates that this will be the last Barratt Homes parcel to be completed. The Council has used its typical assumptions to anticipate the delivery timetable for this site. As a reserved matters application has not yet been submitted, these typical assumptions anticipate that the earliest the first dwellings would be under construction is early 2021, based on an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has used the build out on Phase 1 of Northstowe (see Figure 11, above) to guide the build out rates of parcels H7, H8 and H9, which are all being developed by Barratt Homes. The Council anticipates that these parcels will be delivered sequentially, with some overlap (as is currently the case with parcels H2 and H7) so that the number of dwellings completed by Barratts each year on this development remains fairly constant.
- B.186. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site has outline planning permission, is in the ownership of a housebuilder (Barratt Homes), the housebuilder has advised that a detailed planning application will be submitted in June 2019 and that the first dwellings will be completed in October 2020, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that housing completions will not begin on site within five years.
- B.187. **Parcel H10** (Taylor Wimpey) has detailed planning permission for 76 dwellings and open space. At March 2019, all 76 dwellings had not been started. The housebuilder (Taylor Wimpey) anticipates that development will start on site in March 2020, that the first housing completions will be in August 2020, and that the development will be completed in 2021 (see the Annex to this document, Section A2, questionnaire GC13i). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development.
- B.188. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Taylor Wimpey), and the housebuilder anticipates that the first housing completions will be in August 2020. There is no evidence that the site will not be delivered within five years.

- B.189. **Parcel H11** (Taylor Wimpey) has detailed planning permission for 152 dwellings. At March 2019, 66 dwellings had been completed, 30 dwellings were under construction, and 56 dwellings had not been started. The housebuilder (Taylor Wimpey) anticipates that development will be completed in 2022 (see the Annex to this document, Section A2, questionnaire GC13j). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development. The housebuilder has commented that the predominance of design-led town housing is slowing down the sales rate.
- B.190. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.191. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- B.192. **Parcel H12** (Linden Homes) has detailed planning permission for 271 dwellings and play areas. At March 2019, 87 dwellings had been completed, 48 dwellings were under construction, and 136 dwellings had not been started. The housebuilder (Linden Homes) anticipates that development will be completed in 2024-2025 (see the Annex to this document, Section A2, questionnaire GC13k).
- B.193. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.194. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- B.195. **Parcel H13** (Taylor Wimpey) has outline planning permission, and is anticipated to provide 92 dwellings. The housebuilder (Taylor Wimpey) has advised that it is anticipated that a reserved matters planning application will be submitted in September 2019, and the housebuilder anticipates that work will start on site in November 2020, that the first dwellings will be completed in May 2021, and that the development will be completed in 2023 (see the Annex to this document, Section A2, questionnaire GC13l). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development.
- B.196. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Taylor Wimpey), and the housebuilder has advised that a detailed planning application will be submitted in September 2019 and that the first dwellings will be completed in May 2021. There is no evidence that the site will not be delivered within five years.

- B.197. **Phase 2:** outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub was approved in January 2017. Conditions on the planning permission allow the developer three years for the submission of the first reserved matters planning application and fifteen years for the submission of all reserved matters planning applications; therefore the first reserved matters planning application would need to be submitted by January 2020. Conditions on the planning permission also restrict any dwellings from being occupied on phase 2 of Northstowe prior to (i) the opening of the Bar Hill junction of the A14 improvements, (ii) the widening of the A14 between Bar Hill and Girton as part of the A14 improvements, and (iii) the widening of the B1050 to dual carriageway between its junctions with the A14 at Bar Hill and the proposed Northstowe Southern Access Road (West). Some Discharge of Conditions applications have been agreed by the Council.
- B.198. The developer (Homes England) has advised that infrastructure works have started on site and anticipates that the first reserved matters planning application for housing will be submitted in September 2019 (see the Annex to this document, Section A2, questionnaire GC14). The developer anticipates that construction will start on the first houses in mid 2020 with the first housing completions in early 2021, and that the development will be completed by 2038, with annual housing completions anticipated of up to 250 dwellings. The developer has also advised that the development is currently achievable and viable. The developer has identified delays to the A14 improvement works and market conditions as the constraints, market factors or cost factors that could delay delivery of the development.
- B.199. The Council has taken a conservative approach to delivery on this site and assumed that Northstowe as a whole will deliver no more than 250 dwellings a year. The adopted South Cambridgeshire Local Plan 2018 and Northstowe Area Action Plan (adopted in July 2007) do not include any planning policies that restrict the timing of delivery or the annual rate of completions at Northstowe; however there are planning conditions linking the occupation of dwellings on Phase 2 with the provision of specific highways improvements that could delay the delivery of this site. If in future years there is evidence for higher annual completions on Phase 2 of Northstowe or this phase coming forwards sooner, this will be taken into account in the preparation of future housing trajectories.
- B.200. The first phase of residential development of 406 homes within phase 2 of Northstowe will be delivered by [Urban Splash](#) and will be modular housing. It is anticipated that a reserved matters planning application for this phase (phase 2a) will be submitted at the end of September 2019. Using modern methods of construction will accelerate the delivery of this phase and diversify the homes on offer in this development, and therefore housing completions on this phase are likely to be sooner than anticipated in the housing trajectory. It is anticipated that a reserved matters planning application for phase 2b will be submitted in late 2020.
- B.201. Delivery of this development is anticipated to be one years later than predicted in the previously published housing trajectory.

- B.202. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site has outline planning permission, is in the ownership of a developer (Homes England), the developer anticipates that a detailed planning application for housing will be submitted in September 2019, the developer anticipates that the first housing completions will be in early 2021, and some Discharge of Conditions applications have been agreed by the Council. There is no evidence that housing completions will not begin on site within five years.
- B.203. **Phase 3 and later phases:** the land is allocated in the Northstowe Area Action Plan (adopted in July 2007), and is anticipated to provide approximately 5,000 dwellings. [Public drop in events](#) on the masterplan for phase 3 are being held in September 2019.
- B.204. The developer (Homes England) has advised that an outline planning application will be submitted in November 2019 (see the Annex to this document, Section A2, questionnaire GC15). The developer anticipates that infrastructure works will start on site in 2023, that the first housing completions will be in 2025, and that the development will be completed in 2045, with annual housing completions anticipated of up to 250 dwellings. The developer has advised that delivery of phases 2 and 3 will overlap. The developer has also advised that the development is currently achievable and viable. The developer has identified land acquisitions and infrastructure costs (if transport modelling identifies the need for a southern access road east) and market conditions as the constraints, market factors or cost factors that could delay delivery of the development.
- B.205. It is anticipated that an outline planning application for phase 3a (approximately 4,000 dwellings) will be submitted by the end of November 2019 and that an outline planning application for phase 3b (approximately 1,000 dwellings) will be submitted in spring 2020. The Council has taken a conservative approach to delivery on this site and assumed that that Northstowe as a whole will deliver no more than 250 dwellings a year. The housing trajectory therefore shows housing completions of up to 250 dwellings a year on phase 2, with no dwellings on phase 3 until after 2033. This is a more conservative approach than proposed by the housebuilders / developers, who have suggested that delivery of phases 2 and 3 will overlap. If in future years, there is evidence of higher actual annual completions or this phase coming forwards sooner, this will be considered in the preparation of future housing trajectories.
- B.206. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.207. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Northstowe Area Action Plan 2007, is in the ownership of a developer (Homes England), the developer anticipates that an outline planning application will be submitted in November 2019, and the developer anticipates that the first housing completions will be in 2025. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Waterbeach New Town (see Table SC4)

- B.208. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/6) for a sustainable new town of approximately 8,000 to 9,000 dwellings. The Waterbeach New Town Supplementary Planning Document (SPD) was adopted in February 2019. The site has multiple landowners / developers: Urban & Civic (for Defence Infrastructure Organisation) and RLW Estates.
- B.209. **Urban & Civic (the western part of the site):** the Council's planning committee in May 2019 gave officers delegated powers to approve an outline planning application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces, subject to the prior completion of a s106 agreement. The proposed conditions to be attached to the planning permission will allow the landowners / developers two years for the submission of the first reserved matters planning application and twenty-five years for the submission of all reserved matters planning applications.
- B.210. The agent (on behalf of Urban & Civic) anticipates that the s106 agreement will be signed and the outline planning permission will be granted in June 2019, and that the first reserved matters for infrastructure will be submitted in June 2019. The agent also anticipates that the first reserved matters for housing will be submitted in early 2020 and that the first housing completions will be in 2020-2021, with annual housing completions anticipated of up to 250 dwellings (see the Annex to this document, Section A2, questionnaire GC16a). The agent has advised that the development is achievable and viable, and has indicated that the site can be made viable to deliver housing within five years, subject to final agreements on the planning obligations. The agent has identified infrastructure and access requirements, environmental mitigation measures, and site preparation costs as the constraints, market factors or cost factors that could delay delivery of the development. A package of highways and transport measures have been agreed with Cambridgeshire County Council to overcome highway capacity constraints and deliver a sustainable transport solution for up to 1,600 dwellings. The agent has advised that beyond 1,600 dwellings, contributions will be made to strategic transport measures for the A10 corridor.
- B.211. The s106 agreement has not yet been executed, however discussions relating to the s106 agreement are well advanced, and the Council expects that the s106 agreement will be signed imminently. In parallel with the outline planning application process, work has been undertaken on the masterplanning of Phase 1 and developing the Design Codes for the development. A planning performance agreement for the planning application process is in place.
- B.212. The housing trajectory assumes that Waterbeach New Town as a whole will deliver no more than 250 dwellings a year. The adopted South Cambridgeshire Local Plan 2018 does not include any planning policies that restrict the timing of delivery or the annual rate of completions at Waterbeach New Town. If in future years there is evidence for higher annual completions on Waterbeach New Town or the site coming forward sooner, this will be taken into account in the preparation of future housing trajectories.

- B.213. Delivery of Waterbeach New Town as a whole is anticipated to be one year earlier than predicted in the previously published housing trajectory.
- B.214. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, has a resolution to grant outline planning permission, a developer is bringing forward the site (on behalf of the landowner), a planning performance agreement for the planning application process is in place, and the agent anticipates that the first housing completions will be in 2020-2021. There is no evidence that housing completions will not begin on site within five years.
- B.215. **RLW Estates (the eastern part of the site)**: an outline planning application for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces was submitted in May 2018, and is being considered by the Council. It is anticipated that this outline planning application will be considered by the Council's planning committee in 2019. The development of this eastern part of the site is reliant on the delivery of the relocated railway station. The Council's planning committee in September 2018 gave officers delegated powers to approve a full planning application for a relocated railway station and associated facilities and infrastructure, subject to the prior completion of a s106 agreement.
- B.216. The agent (on behalf of RLW) anticipates that a resolution on their outline planning application will be made by May 2019 and that the first housing completions will be in 2021 through fast track delivery, with annual housing completions across the whole new town anticipated to be up to 500 dwellings (see the Annex to this document, Section A2, questionnaire GC16b). The agent has indicated that the early planning application for the station relocation, and the discharging of conditions alongside the consideration of reserved matters applications, are to enable fast track delivery. The agent anticipates that the new station will be completed by December 2021. The agent has advised that the development is achievable and viable. The agent has identified infrastructure and access requirements, legal and ownership constraints, and mitigation measures as the constraints, market factors or cost factors that could delay delivery of the development. The agent (on behalf of RLW Estates) has highlighted that infrastructure and access considerations need to be considered comprehensively and delays could occur if a ransom situation arises.
- B.217. The Council has taken a more conservative approach to the delivery rate for the site than that proposed by the landowners / developers. The housing trajectory assumes that Waterbeach New Town as a whole will deliver no more than 250 dwellings a year. The adopted South Cambridgeshire Local Plan 2018 does not include any planning policies that restrict the timing of delivery or the annual rate of completions at Waterbeach New Town; however there are restrictions on the number of dwellings that can be delivered ahead of the relocation of the railway station. If in future years there is evidence for higher annual completions on Waterbeach New Town or the site coming forward sooner, this will be taken into account in the preparation of future housing trajectories.

B.218. Delivery of Waterbeach New Town as a whole is anticipated to be one year earlier than predicted in the previously published housing trajectory.

B.219. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, an outline planning application for the site is being considered by the Council, and the agent anticipates that the first housing completions will be in 2021. There is no evidence that housing completions will not begin on site within five years.

Bourn Airfield New Village (see Table SC4)

B.220. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/7) for a new village of approximately 3,500 dwellings. Public consultation was undertaken on the draft Bourn Airfield New Village Supplementary Planning Document (SPD) in June-July 2019, and it is anticipated that the SPD will be adopted by the Council in autumn 2019.

B.221. An outline planning application for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space was submitted in September 2018, and is being considered by the Council. It is anticipated that this outline planning application will be considered by the Council's planning committee in 2019. A planning performance agreement for the planning application process is in place.

B.222. The developer (Countryside Properties) anticipates that the outline planning application will be considered by the Council's planning committee in October 2019 and that the s106 agreement will be signed in late 2019. The developer also anticipates that reserved matters planning applications will be submitted shortly after approval of the outline planning application, that works will start on site in Spring 2020, and that the first housing completions will be in early 2022, with annual housing completions up to 150 dwellings (see the Annex to this document, Section A2, questionnaire GC17). The developer has advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development, provided that outline planning permission is approved by the end of 2019.

B.223. The housing trajectory assumes that together Bourn Airfield New Village and Cambourne West will deliver no more than 300 dwellings a year. This is a more conservative approach than proposed by the developers of Cambourne West. If in future years, there is evidence of higher actual annual completions across these two sites, this will be considered in the preparation of future housing trajectories.

B.224. Delivery of this site is anticipated to be the same as that predicted in the previously published housing trajectory.

B.225. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and

developable as the site is allocated in the South Cambridgeshire Local Plan 2018, a planning performance agreement for the planning application process is in place, an outline planning application for the site is being considered by the Council, and the developer anticipates that the first housing completions will be in early 2022. There is no evidence that housing completions will not begin on site within five years.

Allocations in the Rural Area

Cambourne – additional 950 dwellings (see Table SC5)

B.226. The Site Specific Policies DPD (adopted in January 2010) sought higher densities on the remaining parcels at Cambourne so that the average net density of the settlement as a whole was raised to 30 dwellings per hectare. A new outline planning permission for up to 950 dwellings, a neighbourhood / community building, open space and formal play areas, was approved in October 2011. Detailed planning permissions for all 950 dwellings have been approved. At March 2019, 910 dwellings had been completed, 14 dwellings were under construction, and 25 dwellings had not been started.

B.227. The build out rates on Cambourne 950 so far are shown in Figure 12 (below). The data shows that the peak number of completions delivered in a year by the two housebuilders (Taylor Wimpey and Bovis Homes) is 239 dwellings; however the average number of completions per year is significantly lower.

Figure 12: Build Out Rates on Cambourne 950

Market (M) or Affordable (A)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
M	0	56	90	157	151	70	53	59	157	91
A	0	32	33	82	50	26	28	25	82	39
Total	0	88	123	239	201	96	81	84	239	130

B.228. It is unclear exactly when the development will be completed as the housebuilder (Taylor Wimpey) for the remaining dwellings has not provided a completed questionnaire; however as the majority of the development is either completed or under construction it is reasonable to assume that the development will be completed within five years.

B.229. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.230. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Fulbourn & Ida Darwin Hospitals (see Table SC5)

B.231. The Site Specific Policies DPD (adopted in January 2010) originally allocated the Ida Darwin Hospital for redevelopment for housing, with the relocation of the medical and

related uses to the Fulbourn Hospital part of the site. This allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/3). The site was anticipated to provide up to 275 dwellings.

- B.232. **Fulbourn & Ida Darwin Hospitals:** an outline planning application for up to 180 dwellings, a 70 unit extra care facility and open space was submitted to the Council in May 2013 along with a development brief for the site. The Council's planning committee in June 2014 endorsed the development brief as a material consideration for all subsequent planning applications, but refused the outline planning application due to the absence of any appropriate community facilities. Prior approval permission for the demolition of 18 buildings including the water tower was given in December 2018, and demolition has started on site.
- B.233. The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site, subject to the prior completion of a s106 agreement. The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere. The proposed conditions to be attached to the planning permission will allow the landowner three years for the submission of reserved matters planning application(s) for phase 1, eight years for the submission of reserved matters planning application(s) for phase 2, and two years for development to start from the approval of the detailed planning permissions for each phase. It is anticipated that the s106 agreement will be agreed and the formal decision notice issued in autumn 2019.
- B.234. The agent (on behalf of Homes England) anticipates that the s106 agreement will be signed imminently and has indicated that a detailed planning permission will be submitted in 2019-2020. The agent has advised that the development will be delivered in two phases, with phase 1 being for 150 dwellings and phase 2 being for 53 dwellings. The agent also anticipates that development will start on site in 2020, that the first housing completions will be at the end of 2020 (on phase 1), and that the development will be completed in 2024-2025 (see the Annex to this document, Section A2, questionnaire SC5). The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.235. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the submission and approval of a detailed planning application(s). The Councils' typical assumptions anticipate that there is an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. Therefore, if the decision notice for the outline planning application is issued in autumn 2019 (as anticipated by the Council), based on these typical assumptions the first dwellings would be under construction in autumn 2021. The Council anticipates that this site will be completed in 2022-2027.

- B.236. Delivery of this development is anticipated to be two years later than that predicted in the previously published housing trajectory.
- B.237. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, has a resolution to grant detailed planning permission, the developer anticipates that the first housing completions will be in early 2022, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that housing completions will not begin on site within five years.
- B.238. **Land off Fulbourn Old Drift:** the site has full planning permission for a social club and 10 dwellings, which was approved in November 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. There is a separate planning permission on land within Capital Park for the demolition of the existing social club and erection of a 72-bedroom care home. The s106 agreement for that development requires that prior to its commencement either a temporary social club must be provided or the new social club on this planning permission must have been completed.
- B.239. It is unclear exactly when the development will be started and completed as the developer (Henderson UK Property PAIF) has not provided a completed questionnaire. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in November 2021. The Council anticipates that this site will be completed in 2022-2023.
- B.240. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, the developer has until November 2021 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Papworth Everard West Central (see Table SC5)

- B.241. The Site Specific Policies DPD (adopted in January 2010) originally allocated an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/4). This redevelopment is anticipated to take the form of a number of separate developments of individual land parcels within the policy area.

- B.242. **Land south of Church Lane:** a hybrid planning permission was approved in October 2014: outline planning permission for the erection of up to 58 dwellings and open space, and full planning permission for 8 units for either housing or business use, a brewhouse, a bakery, and community rooms. A reserved matters planning permission for 53 dwellings was approved in August 2017. At March 2019, a material start had been made on site to prevent the planning permissions from lapsing; however the 61 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council.
- B.243. The developer (Flagship Group) anticipates that for the 53 dwellings, the first dwellings will be completed in April 2020, and that the development will be completed by February 2021 (see the Annex to this document, Section A2, email SC7). It is unclear when the 8 units for either housing or business use will be started and completed; however as a material start has been made on site it is reasonable to assume that the whole development will be completed within five years.
- B.244. Delivery of this development is anticipated to start two years later than anticipated in the previously published housing trajectory.
- B.245. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, the site is in the ownership of a developer (Flagship Group), a material start has been made on the planning permissions, and the developer anticipates that the first dwellings will be completed in April 2020. There is no evidence that the site will not be delivered within five years.
- B.246. **Catholic Church site:** the site has detailed planning permission for the demolition of the existing dilapidated church and erection of 4 dwellings, which was approved in June 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. The agent (on behalf of Roman Catholic Diocese of East Anglia) anticipates that construction will start on site in 2019-2020, that the first dwellings will be completed in 2020, and that the development will be completed in 2020 (see the Annex to this document, Section A2, questionnaire SC8). The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.247. Delivery of this development is anticipated to be one year later than that predicted in the previously published housing trajectory.
- B.248. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and the agent has advised that works will start on site in 2019-2020. There is no evidence that the site will not be delivered within five years.

Former Bayer CropScience Site (see Table SC5)

B.249. The Site Specific Policies DPD (adopted in January 2010) originally allocated the former Bayer CropScience site (a brownfield site located on the A10 near Hauxton) as a sustainable mixed-use development, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/2). The site had outline planning permission for up to 380 dwellings, office floorspace, retail floorspace, and open space, however this planning permission has lapsed. The site was contaminated and remediation works have been undertaken and signed off.

B.250. Detailed masterplanning of the site resulted in the site being anticipated to provide 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. The housing trajectory therefore assumes that 285 dwellings will be provided on this site. Phase 2 (70 extra care apartments with associated communal facilities and café) has been completed.

B.251. The build out rates on the former Bayer CropScience site so far are shown in Figure 13 (below). The data shows that the peak number of dwellings delivered in a year on phase 1 is 51 dwellings, with an average of 41 dwellings completed per year.

Figure 13: Build Out Rates on Former Bayer CropScience site

Parcel	Number of Dwellings (net)	Market (M) or Affordable (A)	2015-2016	2016-2017	2017-2018	2018-2019	Peak dwellings per year	Average dwellings per year
Phase 1	201	M	51	30	35	49	51	41
		A					0	
		Total	51	30	35	49	51	41
Phase 2	70	M					0	
		A				70	70	70
		Total	0	0	0	70	70	70
Total		M	51	30	35	49	51	41
		A	0	0	0	70	70	70
		Total	51	30	35	119	119	59

B.252. **Phase 1** has detailed planning permission for 201 dwellings. At March 2019, 165 dwellings had been completed, 32 dwellings were under construction, and 4 dwellings had not been started. **Phase 3** has detailed planning permission for 14 dwellings. At March 2019, all 14 dwellings were under construction. The housebuilder (Redrow Homes) anticipates that the whole development will be completed in 2020-2021 (see the Annex to this document, Section A2, questionnaire SC9).

B.253. Completion of this development is anticipated to be the one year later than that predicted in the previously published housing trajectory.

B.254. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Cambourne West (see Table SC5)

B.255. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/8) for a sustainable fourth linked village to Cambourne of approximately 1,200 dwellings with high levels of green infrastructure. The site has multiple landowners: Taylor Wimpey, Bovis Homes and U+I.

B.256. **Land north west of Lower Cambourne:** the site has outline planning permission for up to 2,350 dwellings, retail (use classes A1-A5), offices/light industry (use class B1), community and leisure facilities (use classes D1 and D2), two primary schools and one secondary school, open space, playing fields and landscaping, which was approved in December 2017. Conditions on the planning permission allow the housebuilders two years for the submission of the first reserved matters planning application and sixteen years for the submission of all reserved matters planning applications. A planning performance agreement for the planning application process is in place. The first reserved matters planning application for strategic engineering (highways and drainage) for phase 1 was submitted in April 2019, and is being considered by the Council. Some Discharge of Conditions applications have been agreed by the Council, including the Site Wide Design Code. Further Discharge of Conditions applications are being considered by the Council. It is anticipated that the first reserved matters planning application for housing (approximately 970 homes) will be submitted in autumn 2019.

B.257. The agent on behalf of the housebuilders (Taylor Wimpey and Bovis Homes) anticipates that development will start on site in September 2019, that the first housing completions will be in September 2020, and that the development will be completed in 2032, with annual housing completions anticipated of up to 300 dwellings (see the Annex to this document, Section A2, questionnaire GC18). The agent has advised that the development is achievable and viable. The agent has identified access, and legal and ownership constraints as the constraints, market factors or cost factors that could delay delivery of the development. Access to the site will need to be approved via s78 and s38 applications, and the site is currently controlled by the developers via an option with the land purchase to take place once the first reserved matters for housing is approved.

B.258. The Council has taken a more conservative approach to delivery of this development both in terms of the timetable for delivery and the number of completions per year. The Council has assumed that the first completions will be later than proposed by the agent (on behalf of the housebuilders) to allow for the submission and approval of a reserved matters planning application(s) for housing. The Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on

this site and assumed that a reserved matters planning application for housing will be submitted in autumn 2019, and therefore based on its typical assumptions the first dwellings would be under construction in spring 2021. The Council anticipates that that this site will be completed from 2021-2022 onwards.

- B.259. The housing trajectory assumes that Cambourne West as a whole will deliver no more than 150 dwellings a year, so that together this site and Bourn Airfield New Village will deliver no more than 300 dwellings a year. This is a more conservative approach than proposed by the housebuilders of land north west of Lower Cambourne and is also lower than the 220 dwellings per year average for the delivery of Cambourne so far. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.
- B.260. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.
- B.261. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site has outline planning permission, housebuilders (Taylor Wimpey and Bovis Homes) are controlling the site via an option, a planning performance agreement for the planning application process is in place, the agent anticipates that development will start on site in September 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that housing completions will not begin on site within five years.
- B.262. **Land within the Business Park:** this site has capacity for approximately 240 dwellings, and forms part of the overall capacity of the allocation of approximately 1,200 dwellings. It is unclear exactly when the development will be started and completed as the landowner (U+I) has not provided a completed questionnaire. The agent (on behalf of U+I) has advised that the landowners are not presently able to provide the information asked for (see the Annex to this document, Section A2, email GC19).
- B.263. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.264. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the South Cambridgeshire Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Dales Manor Business Park, Sawston (see Table SC5)

- B.265. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1a) for 200 dwellings and light industrial and office uses. The site has three landowners: Salmon Harvester, Peterhouse and PAT Pensions.
- B.266. The landowners (Salmon Harvester) of the north-western part of the site are implementing a detailed planning permission for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and therefore this part of the allocation is no longer available for residential development. The agent has advised that Salmon Harvester are no longer pursuing residential development on this site (see the Annex to this document, Section A2, email SC11a), and therefore the Council has made no allowance for housing on this part of the site in the housing trajectory.
- B.267. It is unclear what intentions the other landowners (Peterhouse and PAT Pensions) have for their parts of the site as they have not provided a completed questionnaire. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on any of this site in the housing trajectory.
- B.268. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as non-residential development is being implemented on part of the site and it is not clear what the landowners intentions are for delivery of residential development on the remainder of the site.

Land north of Babraham Road, Sawston (see Table SC5)

- B.269. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1b) for 80 dwellings. The s106 agreement was signed in August 2019 and the formal decision notice for full planning permission for 158 dwellings and landscaping was issued in August 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. The Council's planning committee in April 2019 had given officers delegated powers to approve the full planning application subject to the prior completion of the s106 agreement, and in paragraph 45 of the [planning committee report](#) it states "in accordance with the Housing Trajectory (Annual Monitoring Report 2016-2017) 80 homes are due to be delivered between 2019-2021 on this site. Despite the uplift in units now proposed, the applicant has continued to show commitment to delivering within this timeframe with full completion expected by 2023. If approved the units will contribute towards maintaining the Council's Five Year Housing Supply and the uplift will be of benefit if other sites are delayed."
- B.270. The housebuilder (Hill Residential) had anticipated that the s106 agreement would be completed in June 2019, that development would start on site in September 2019, that the first housing completions would be in August 2020, and that the development would be completed by December 2022 (see the Annex to this document, Section A2, questionnaire SC12). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

- B.271. Although there has been a slight delay in the s106 agreement being signed and the Council issuing the formal decision notice as a result of the Secretary of State considering a request from a third party for the decision to be called in, discussions regarding the discharge of conditions have already been undertaken. The [Secretary of State](#) decided not to call in the application. The Council considers that the slight delay will not significantly affect the delivery of the development, and that the development will be completed in 2020-2023.
- B.272. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory, with predicted completions continuing for an additional two years to take account of the additional dwellings.
- B.273. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has full planning permission, is in the ownership of a housebuilder (Hill Residential), and the agent has advised that works will start on site in September 2019. There is no evidence that the site will not be delivered within five years.

Land south of Babraham Road, Sawston (see Table SC5)

- B.274. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1c) for 260 dwellings. The agent (on behalf of John Huntingdon Charity, Wards Charity and RJ Driver Trust) has advised that the landowners will be selecting a developer in 2019, and that it is anticipated that an outline planning application will also be submitted in 2019 (see the Annex to this document, Section A2, questionnaire SC13). An initial highways study, topographical survey, utilities assessment and phase 1 ground condition report have all been undertaken to assist the selected developer with delivery of the development. The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development at this stage.
- B.275. The agent has advised that the selected developer will be responsible for the submission of the outline planning application and all matters that follow; however the agent anticipates that development will start on site in 2020-2021, that the first housing completions will be in 2020-2021, and that the development will be completed by 2024-2025.
- B.276. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the submission and approval of an outline planning application, and subsequent detailed planning application(s). The Councils' typical assumptions anticipate that there is an average lead-in time of 3.5 years from an outline planning application being submitted to first dwellings being under construction. Therefore, if an outline planning application is submitted in late 2019 (as anticipated by the agent), based on these typical assumptions the first dwellings would be under construction in mid 2023. The Council anticipates that this site will be completed in 2023-2029. Delivery

of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

B.277. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, the agent has advised that the landowners will be selecting a developer in 2019, the agent has advised that it is anticipated that an outline planning application will be submitted in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that housing completions will not begin on site within five years.

Land north of Impington Lane, Impington (see Table SC5)

B.278. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1d) for 25 dwellings. Full planning permission for 26 dwellings and open space was approved in June 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission.

B.279. The housebuilder (Hill Residential) anticipates that development will start on site in October 2020, that the first housing completions will be in October 2021, and that the development will be completed by June 2022 (see the Annex to this document, Section A2, questionnaire SC14). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified discharging conditions, market conditions and the effects of Brexit as the constraints, market factors or cost factors that could delay delivery of the development.

B.280. Delivery of this development is anticipated to be two years later than that predicted in the previously published housing trajectory.

B.281. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), and the housebuilder anticipates that development will start on site in October 2020. There is no evidence that the site will not be delivered within five years.

Land west of New Road, Melbourn (see Table SC5)

B.282. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1e) for 65 dwellings. The site has multiple landowners and is being brought forward as two separate but complementary developments.

B.283. **Land south west of Victoria Way:** the site has full planning permission for 67 dwellings. At March 2019, 54 dwellings had been completed, 10 dwellings were under construction and 3 dwellings had not been started. A Variation of Conditions application to amend the layout of the development to provide two additional dwellings was submitted in March 2019 and is being considered by the Council. The developer (Granary Developments) anticipates that the development will be

completed by November 2020 (see the Annex to this document, Section A2, questionnaire SC15). The developer has also advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development; however the developer has advised that there has been a delay in the delivery of the development as a result of the time taken to secure planning permission for the redesign of the site and associated discussions with the housing association.

- B.284. Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.
- B.285. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- B.286. **Land at 36 New Road:** the site has full planning permission for the demolition of the existing dwelling and the erection of 22 dwellings and open space, which was approved in May 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. The agent (on behalf of R2 Developments Ltd) anticipates that the development will be completed in 2019-2020 (see the Annex to this document, Section A2, questionnaire SC16).
- B.287. The Council has taken a conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent as detailed planning permission was only approved in May 2019. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2020, based on an average lead-in time of a year from a full planning application being approved to first dwellings being under construction. The Council anticipates that this site will be completed in 2020-2021. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.
- B.288. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a developer (R2 Developments Ltd), the agent anticipates that development will be completed in 2019-2020, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Green End Industrial Estate, Gamlingay (see Table SC5)

- B.289. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1f) for 90 dwellings and light industrial, office and/or general industrial uses. The site has outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings and

public open space, which was approved in December 2016. The planning permission covers approximately 75% of the allocation in the South Cambridgeshire Local Plan 2018 (adopted in September 2018). A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by December 2019.

- B.290. The landowner (R&H Wale Ltd and AG Wright & Sons Farms) has advised that Morris Homes (a housebuilder) are the new contact for the site, and the landowner had anticipated that a detailed planning application would be submitted in April 2019. The landowner anticipates that development will start on site in September 2019, that the first housing completions will be in July 2020, and that the development will be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire SC17). The landowner has also advised that the development is achievable and viable. The landowner has not identified any constraints, market factors or cost factors that could delay delivery of the development. Pre-application discussions have been undertaken with a housebuilder (Morris Homes), and the housebuilder anticipates that a reserved matters planning application will be submitted in September 2019 (see the Annex to this document, Section A2, email SC17).
- B.291. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowner to allow for the submission and approval of a detailed planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2018, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. Therefore, if a reserved matters planning application is submitted in September 2019 (as anticipated by the housebuilder), based on these typical assumptions the first dwellings would be under construction in March 2021. The Council anticipates that that this site will be completed in 2021-2023.
- B.292. Delivery of this development is anticipated to be two years later than that predicted in the previously published housing trajectory.
- B.293. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, the landowner has advised that Morris Homes (a housebuilder) are the new contact for the site, pre-application discussions have been undertaken with a housebuilder (Morris Homes), the housebuilder anticipates that a detailed planning application will be submitted in September 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that housing completions will begin on site within five years.

East of Rockmill End, Willingham (see Table SC5)

- B.294. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1g) for 50 dwellings. The site has detailed planning permission for 72 dwellings, public open space, local equipped area of play and a pumping station, which was approved in August 2018. The planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018. At March 2019, 13 dwellings were under construction and 59 dwellings had not been started. The housebuilder (Kier Cross Keys) anticipates that the development will be completed by September 2020 (see the Annex to this document, Section A2, questionnaire SC18). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified discharging conditions as the constraints, market factors or cost factors that could delay delivery of the development.
- B.295. Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.296. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land at Bennell Farm, West Street, Comberton (see Table SC5)

- B.297. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1h) for 90 dwellings, a full size football pitch and changing facilities, and community car parking. The site has detailed planning permission for 90 dwellings and open space, which was approved in October 2018. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, no construction had started on site. The agent (on behalf of Mr & Mrs Arnold) has advised that work has commenced on site (with agreement of South Cambridgeshire District Council) ahead of the final conditions being discharged. The agent anticipates that the first housing completions will be in March 2020, and that the development will be completed in late 2021 / early 2022 (see the Annex to this document, Section A2, questionnaire SC19).
- B.298. Delivery of this development is anticipated to be one year later than that predicted in the previously published housing trajectory.
- B.299. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, the agent has advised that work has commenced on site, and the agent has advised that the first housing completions will be in March 2020. There is no evidence that the site will not be delivered within five years.

Histon & Impington Station Area (see Table SC5)

- B.300. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy E/8) for mixed use development, including commercial uses, community uses and residential development.
- B.301. **The Bishops Site, Cambridge Road, Impington:** the site has full planning permission for the demolition of the existing buildings and the erection of 35 dwellings, which was approved in June 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. The agent (on behalf of Mitre Property Development Ltd) anticipates that development will start on site in 2020, that the first housing completions will be in 2021-2022, and that the development will be completed in 2022 (see the Annex to this document, Section A2, questionnaire SC20). The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.302. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a developer (Mitre Property Development Ltd), and the agent anticipates that development will start on site in 2020. There is no evidence that the site will not be delivered within five years.
- B.303. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** the site has full planning permission for the restoration and redevelopment of the former station building with a ground floor commercial unit and two dwellings and the erection of 10 dwellings, which was approved in May 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site; however at September 2019 construction had started on site. The developer (Cocksedge Building Contractors) anticipates that the first housing completions will be May 2020, and that the development will be completed by August 2020 (see the Annex to this document, Section A2, questionnaire SC21). The developer has also advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.304. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and the developer anticipates that development will start on site in May 2019. There is no evidence that the site will not be delivered within five years.

Unallocated Sites with Planning Permission

B.305. The sites in South Cambridgeshire marked with a * are 'Five Year Supply' sites. These were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

Sandy Lane, Cambridge (see Table C4)

B.306. The site has full planning permission for 28 dwellings. At March 2019, a material start had been made on site to prevent the planning permissions from lapsing; however the 28 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. The agent (on behalf of Littlebury Property Limited) anticipates that development will start on site in 2020, that the first housing completions will be 2021-2022, and that the development will be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire C9). The agent has also advised that the development is achievable and viable. The agent has identified market conditions and Brexit as the constraints, market factors or cost factors that could delay delivery of the development.

B.307. Delivery of this development is anticipated to be five years earlier than predicted in the previously published housing trajectory.

B.308. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, a material start has been made on site to prevent the planning permission from lapsing, some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the agent anticipates that development will start on site in 2020. There is no evidence that the site will not be delivered within five years.

Hayling House, Fen Road, Cambridge (see Table C4)

B.309. The site has full planning permission for demolition of the existing dwelling and erection of 14 dwellings. At March 2019, the existing dwelling had been demolished and the 14 new dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council. The agent (on behalf of Crickmore Developments) anticipates that development will start on site in September 2019, that the first housing completions will be December 2020, and that the development will be completed by March 2021 (see the Annex to this document, Section A2, questionnaire C25). The agent has also advised that the development is achievable and viable. The agent has identified possible delay with the construction of the

adjacent cycle bridge as the constraints, market factors or cost factors that could delay delivery of the development; this is because part of the site is currently leased to Cambridgeshire County Council for the construction of a new cycle bridge.

B.310. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

B.311. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, some Discharge of Conditions applications have been agreed by the Council, and the agent anticipates that development will start on site in September 2019. There is no evidence that the site will not be delivered within five years.

34-36 Madingley Road, Cambridge (see Table C4)

B.312. The site has full planning permission for demolition of the two existing dwellings and erection of 16 dwellings. At March 2019, the two existing dwellings had been demolished and the 16 new dwellings had not been started. It is unclear exactly when the development will be completed as the developer (Madingley Developments Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

B.313. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.314. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

1 Whichcote House, Springfield Road, Cambridge and land rear of Whichcote House, Milton Road, Cambridge (see Table C4)

B.315. The site has full planning permissions for 14 dwellings. At March 2019, 11 dwellings were under construction and 3 dwellings had not been started. It is unclear exactly when the development will be completed as the landowner (Whichcote Land Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

B.316. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge (see Table C4)

- B.317. The site has full planning permission for 16 dwellings. At March 2019, 2 dwellings had been completed and 14 dwellings had not been started. It is unclear exactly when the development will be completed as the landowner (Sorrento Hotel) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.
- B.318. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

64-68 Newmarket Road, Cambridge (see Table C4)

- B.319. The site has full planning permission for the demolition of 4 existing dwellings and the erection of a mixed used development comprising 84 dwellings, A1-A3 use commercial space and public realm enhancement, which was approved in September 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. It is unclear exactly when the development will be started and completed as the landowner (User Friendly Properties Ltd) has not provided a completed questionnaire.
- B.320. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by March 2019, based on an average lead-in time of 18 months from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in September 2020. The Council anticipates that this site will be completed in 2020-2022.
- B.321. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, the landowner has until September 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

23 and 25 Hills Road, Cambridge (see Table C4)

- B.322. The site has full planning permission for 10 dwellings and retail units following demolition of the existing buildings, which was approved in July 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 10 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council.

The agent (on behalf of Dernford Developments Ltd) anticipates that development will start on site in June 2019, that the first housing completions will be June 2020, and that the development will be completed by September 2020 (see the Annex to this document, Section A2, questionnaire C30). The agent has also advised that the development is achievable and viable. The agent has identified discharging conditions as the constraints, market factors or cost factors that could delay delivery of the development.

B.323. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the agent anticipates that development will start on site in June 2019. There is no evidence that the site will not be delivered within five years.

Cambridge Carpets, 213 Mill Road, Cambridge (see Table C4)

B.324. The site has full planning permission for 14 dwellings and a retail unit following the demolition of existing buildings on site, which was approved in December 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. It is unclear exactly when the development will be started and completed as the landowner (HTS Estates Ltd) has not provided a completed questionnaire.

B.325. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by June 2019, based on an average lead-in time of 18 months from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in December 2020. The Council anticipates that this site will be completed in 2021-2022.

B.326. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, the landowner has until December 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land at Anstey Way, Cambridge (see Table C4)

B.327. The site has detailed planning permission for the demolition of 28 dwellings and the erection of 56 affordable dwellings. At March 2019, the existing dwellings had been demolished and the 56 new dwellings were under construction. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of

Conditions applications are being considered by the Council. The housebuilder (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) anticipates that the first housing completions will be in February 2020, and that the development will be completed by May 2020 (see the Annex to this document, Section A2, questionnaire C32). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

- B.328. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

St Regis House and 108 Chesterton Road, Cambridge (see Table C4)

- B.329. The site has full planning permission for the erection of college accommodation (providing 85 units) and 14 dwellings following demolition of the existing buildings, which was approved in May 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 14 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. The agent (on behalf of Clare College) anticipates that all housing completions will be in November 2020 (see the Annex to this document, Section A2, questionnaire C33). The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

- B.330. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the agent anticipates that all housing completions will be in November 2020. There is no evidence that the site will not be delivered within five years.

Lovell Lodge, 365 Milton Road, Cambridge (see Table C4)

- B.331. The site has full planning permission for 14 dwellings, which was approved in May 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 14 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and a further Discharge of Conditions application is being considered by the Council. The agent (on behalf of BF Design Solutions) has advised that works started on site in February 2019, and the agent anticipates that all housing completions will be in January 2020 (see the Annex to this document, Section A2, questionnaire C34). The agent has also advised that the development is achievable and viable. The agent has identified market conditions and delays in the planning

process and signing of the s106 agreement as the constraints, market factors or cost factors that could delay delivery of the development.

B.332. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, the agent has advised that works started on site in February 2019, some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the agent anticipates that all housing completions will be in January 2020. There is no evidence that the site will not be delivered within five years.

Land at 300-314 Coldham's Lane, Cambridge (see Table C4)

B.333. The site has full planning permission for the demolition of the existing dwelling and erection of 14 dwellings. At March 2019, the existing dwelling had been demolished and the 14 new dwellings were under construction. It is unclear exactly when the development will be completed as the landowner (Cambridge (Coldhams Lane) Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

B.334. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

141 Ditton Walk, Cambridge (see Table C4)

B.335. The site has full planning permission for 14 dwellings, which was approved in November 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. Some Discharge of Conditions applications have been agreed by the Council. It is unclear exactly when the development will be started and completed as the developer (This Land) has not provided a completed questionnaire.

B.336. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2019, based on an average lead-in time of 18 months from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in November 2020. The Council anticipates that this site will be completed in 2021-2022.

B.337. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, the developer has until November 2020 to begin

development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Grafton House, 64 Maids Causeway, Cambridge (see Table C4)

B.338. The site has prior approval permission for the change of use of office to residential (16 dwellings). At March 2019, all 16 dwellings were under construction. It is unclear exactly when the development will be completed as the agent (on behalf of GCR Camprop Four Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

B.339. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has prior approval permission and is under construction. There is no evidence that the site will not be delivered within five years.

National Institute of Agricultural Botany, Huntingdon Road, Cambridge (see Table C4)

B.340. The site has prior approval permission for the change of use of office to residential (71 dwellings), which was approved in November 2018. A condition of the prior approval permission is that the development must be completed within three years from its approval. At March 2019, no construction had started on site. It is unclear exactly when the development will be started and completed as the agent (on behalf of Marchingdale Developments Limited) has not provided a completed questionnaire.

B.341. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2019, based on an average lead-in time of 6 months from a prior approval application being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the prior approval permission expires in November 2021. The Council anticipates that this site will be completed in 2021-2022.

B.342. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has prior approval permission, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Small Sites of 9 dwellings or less (net) in Cambridge (see Table C4)

B.343. At 31 March 2019, there were 99 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less (net), where the development was under construction. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer,

landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.

B.344. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.

B.345. At 31 March 2019, there were 270 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less (net), where no construction had started on site. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development has yet to start it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 6% allowance for non-delivery has been used, is consistent with the evidence on lapse rates included in Appendix C. On this basis, 254 dwellings are anticipated to be completed within five years.

B.346. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission. There is no evidence that these sites will not be delivered within five years.

Land west of 22a West Road, Gamlingay (see Table SC6)

B.347. The site has detailed planning permissions for 13 dwellings. At March 2019, 10 dwellings had been completed and 3 dwellings were under construction. The developer (Maulden Vale Ltd) anticipates that the development will be completed by December 2019 and has advised that the development is achievable and viable (see the Annex to this document, Section A2, questionnaire SC22). The developer has advised that the current housing market conditions and the implications of Brexit are factors that could delay the delivery of this development.

B.348. Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

B.349. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land rear of Cygnus Business Park, Swavesey (see Table SC6)

B.350. The site has full planning permission for 12 dwellings. At March 2019, 9 dwellings had been completed and 3 dwellings were under construction. The agent (on behalf of Starburst Property Ltd) anticipates that the development will be completed in 2019 (see the Annex to this document, Section A2, questionnaire SC25). The agent has

not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.351. Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

B.352. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land to east of Cody Road, Waterbeach * (see Table SC6)

B.353. The site has detailed planning permission for 36 dwellings. At March 2019, 34 dwellings had been completed and 2 dwellings were under construction. The housebuilder (Matthew Homes) anticipates that the development will be completed by June 2019 and has advised that the development is achievable and viable (see the Annex to this document, Section A2, questionnaire SC27). The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.354. Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

B.355. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth (see Table SC6)

B.356. The site has detailed planning permission for 20 dwellings. At March 2019, 2 dwellings were under construction and 18 dwellings had not been started. It is unclear exactly when the development will be completed as the developer (Taylor French Developments Ltd) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

B.357. Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

B.358. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

18 Boxworth End, Swavesey * (see Table SC6)

- B.359. The site has detailed planning permission for 30 dwellings, open space, children's play area and landscaping, which was approved in December 2018. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 30 dwellings had not been started. A Discharge of Conditions application is being considered by the Council. It is unclear exactly when the development will be started and completed as the housebuilder (Matthew Homes) has not provided a completed questionnaire; however the Council understands via its s106 monitoring officer that the housebuilder anticipates that construction will start on site in October 2019.
- B.360. Completion of this development is anticipated to be one year later than predicted in the previously published housing trajectory.
- B.361. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Matthew Homes), a Discharge of Conditions application is being considered by the Council, and the housebuilder anticipates that construction will start on site in October 2019. There is no evidence that the site will not be delivered within five years.

East of New Road, Melbourn * (see Table SC6)

- B.362. The site has detailed planning permission for 199 dwellings and open spaces. At March 2019, 77 dwellings were under construction and 122 dwellings had not been started. The housebuilder (Hopkins Homes) anticipates that the development will be completed by March 2023 (see the Annex to this document, Section A2, questionnaire SC31).
- B.363. Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.364. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Former CEMEX Works, Haslingfield Road, Barrington * (see Table SC6)

- B.365. The site has outline planning permission for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units, open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton Station, and associated works, which was approved in October 2016. The site has full planning permission for the demolition of the former cement works and demolition is underway. A reserved matters planning application for 220 dwellings was submitted in September 2018, and Redrow Homes have lodged an appeal for non-determination. A duplicate reserved matters planning

application for 220 dwellings was submitted in April 2019, and is being considered by the Council. Some Discharge of Conditions applications have been agreed by the Council. Further Discharge of Conditions applications are being considered by the Council, including those relating to the remediation of contaminated land on the site. It is unclear exactly when the development will be started and completed as the housebuilder (Redrow Homes) has not provided a completed questionnaire.

B.366. The Councils' typical assumptions would anticipate that the first dwellings would be under construction by October 2020, based on an average lead-in time of 18 months from the most recent reserved matters planning application being submitted to first dwellings being under construction. However, given that the conditions relating to the remediation of contaminated land have not yet been discharged and that no development can commence until the works specified in the remediation method statement have been completed, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period. It is still anticipated that the development will come forward within the plan period. Delivery of this development is anticipated to be four years later than predicted in the previously published housing trajectory.

B.367. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site has outline planning permission, a detailed planning application has been submitted and is being considered by the Council, and the site is in the ownership of a housebuilder (Redrow Homes). The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Land off Mill Lane, Sawston * (see Table SC6)

B.368. The site has detailed planning permission for 48 dwellings plus associated works, including landscaping and public open space. At March 2019, 5 dwellings had been completed, 35 dwellings were under construction and 8 dwellings had not been started. The housebuilder (Croudace Homes) anticipates that the development will be completed by February 2020, and has advised that the development is achievable and viable (see the Annex to this document, Section A2, questionnaire SC34). The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.369. Completion of this development is anticipated to be one year earlier than predicted in the previously published housing trajectory.

B.370. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

36 Oakington Road, Cottenham * (see Table SC6)

- B.371. The site has detailed planning permission for the demolition of the existing barn and construction of 50 dwellings. At March 2019, 8 dwellings had been completed, 22 dwellings were under construction and 20 dwellings had not been started. The housebuilder (Bellway Homes) anticipates that the development will be completed by May 2020, and has advised that the development is achievable and viable (see the Annex to this document, Section A2, questionnaire SC35). The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.372. Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.373. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land off Haden Way, Willingham * (see Table SC6)

- B.374. The site has outline planning permission for up to 64 dwellings. A detailed planning application for 64 dwellings and open space was submitted in November 2018, and is being considered by the Council. The agent (on behalf of Brampton Valley Homes) anticipates that development will start on site in October 2019, that the first housing completions will be in May 2020, and that the development will be completed by January 2022 (see the Annex to this document, Section A2, questionnaire SC37). The agent has also advised that the development is achievable and viable subject to detailed planning permission being secured. The agent has identified the discharge of conditions and delivering planning obligations as the constraints, market factors or cost factors that could delay delivery of the development.
- B.375. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the approval of the detailed planning application and the discharge of conditions. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2020, based on an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2020-2022. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.376. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Brampton Valley Homes), a detailed planning application for the site is being considered by the Council, the agent anticipates that development will start on site in October 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under

construction within five years. There is no evidence that the site will not be delivered within five years.

East of Spring Lane, Bassingbourn * (see Table SC6)

B.377. The site has detailed planning permission for 30 dwellings, additional parking for Bassingbourn Surgery, and public open space, which was approved in July 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. The developer (Sanctuary Housing) anticipates that construction will start on site within 12 weeks from approval of a detailed planning permission (see the Annex to this document, Section A2, email SC38).

B.378. Delivery of this development is anticipated to be one later than predicted in the previously published housing trajectory.

B.379. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a developer (Sanctuary Housing), and the developer has advised that construction can start within 12 weeks from approval of a detailed planning permission. There is no evidence that the site will not be delivered within five years.

Rear of 7-37 Station Road, Foxton * (see Table SC6)

B.380. The site has detailed planning permission for 22 dwellings, which was approved in February 2019. A condition on the outline planning permission requires that the development begins not later than 18 months from the date of approval of the last of the reserved matters. At March 2019, all 22 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. The housebuilder (Hill Residential) anticipates that development will start on site in June 2019, that the first housing completions will be in June 2020, and that the development will be completed by August 2020 (see the Annex to this document, Section A2, questionnaire SC39). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified securing access off Station Road as the constraints, market factors or cost factors that could delay delivery of the development.

B.381. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

B.382. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council, and the housebuilder has advised that development will start on site in June 2019. There is no evidence that the site will not be delivered within five years.

Land west of Mill Road, Over * (see Table SC6)

- B.383. The site has detailed planning permission for 53 dwellings and open space, which was approved in June 2018. At March 2019, all 53 dwellings had not been started. All pre-commencement Discharge of Conditions applications have been agreed by the Council, and a material start has been made on site to prevent the planning permission from lapsing. The developer (This Land) anticipates that development will start on site in 2019, that the first housing completions will be in 2020, and that the development will be completed by 2021 (see the Annex to this document, Section A2, questionnaire SC40). The developer has also advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.384. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.
- B.385. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a developer (This Land), a material start had been made on site to prevent the planning permission from lapsing, some Discharge of Conditions applications have been agreed, and the developer anticipates that the first housing completions will be in 2020. There is no evidence that the site will not be delivered within five years.

South of West Road, Gamlingay * (see Table SC6)

- B.386. The site has outline planning permission for up to 29 dwellings. A reserved matters planning application for 29 dwellings with open space was submitted in October 2018, and is being considered by the Council. The housebuilder (Bushmead Homes) anticipates that development will start on site in November 2019, that the first housing completions will be in December 2020, and that the development will be completed by September 2021 (see the Annex to this document, Section A2, questionnaire SC41). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified securing detailed planning permission, market conditions, site preparation costs and discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development.
- B.387. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.
- B.388. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Bushmead Homes), a detailed planning application for the site has been submitted and is being considered by the Council, and the housebuilder has advised that development will start on site in late 2019. There is no evidence that the site will not be delivered within five years.

Land at 22 Linton Road, Balsham * (see Table SC6)

- B.389. The site has detailed planning permission for 36 dwellings, which was approved in November 2018. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 36 dwellings had not been started. The housebuilder (Matthew Homes) anticipates that development will start on site in June/July 2019, that the first housing completions will be in November 2019, and that the development will be completed by December 2020 (see the Annex to this document, Section A2, questionnaire SC42). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified market conditions and the discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development.
- B.390. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.391. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Matthew Homes), and the housebuilder has advised that development will start on site in June/July 2019. There is no evidence that the site will not be delivered within five years.

Monkfield Nutrition, High Street, Shingay-cum-Wendy * (see Table SC6)

- B.392. The site has outline planning permission for up to 10 dwellings. A reserved matters planning application for 10 dwellings and open space was submitted in May 2019, and is being considered by the Council. A Discharge of Conditions application has been agreed by the Council. The agent (on behalf of Patrick Ruddy Homes) anticipates that development will start on site in late 2019, that the first housing completions will be in 2020, and that the development will be completed in 2020 (see the Annex to this document, Section A2, questionnaire SC44). The agent has also advised that the development is achievable and viable. The agent has identified the discharge of conditions and delivering planning obligations as the constraints, market factors or cost factors that could delay delivery of the development.
- B.393. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the approval of a detailed planning application, which was only submitted in May 2019. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2020, based on an average lead-in time of 18 months from a reserved planning permission being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

B.394. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, a Discharge of Conditions application has been agreed by the Council, is in the ownership of a housebuilder (Patrick Ruddy Homes), the agent has advised that works can start on site later in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

7 High Street, Balsham * (see Table SC6)

B.395. The site has full planning permission for 33 dwellings following the demolition of all existing buildings. At March 2019, 21 dwellings had been completed and 12 dwellings were under construction. The housebuilder (Hill Residential) anticipates that the development will be completed by December 2019 (see the Annex to this document, Section A2, questionnaire SC45). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified market conditions as the constraints, market factors or cost factors that could delay delivery of the development. The housebuilder has also advised that there has been a delay of 6 months in the delivery of the site as a result of the time taken to respond to planning enforcement action taken in relation to traffic management.

B.396. Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.397. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Hallmark Hotel, Bar Hill * (see Table SC6)

B.398. The site has full planning permission for 40 dwellings and a childrens play area, which was approved in June 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. The site is now being taken forward by Sanctuary Housing and it is understood that it is now proposed that all the dwellings will be affordable. It is unclear exactly when the development will be started and completed as the developer (Sanctuary Housing) has not provided a completed questionnaire.

B.399. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by June 2018, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission

expires in June 2020. As the proposal is largely flats in blocks, it is likely that the housing completions will all be within one year. The Council anticipates that this site will be completed in 2021-2022. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

B.400. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, some Discharge of Conditions applications have been agreed, the site is in the ownership of a developer (Sanctuary Housing), the developer has until June 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land off Rampton Road, Cottenham * (see Table SC6)

B.401. The site has outline planning permission for erection of up to 200 dwellings and up to 70 apartments with care (use class C2), demolition of 117 Rampton Road, informal public open space and children's play area, and surface water flood mitigation and attenuation, which was approved in August 2017. Duplicate reserved matters planning applications for 200 dwellings following the demolition of 117 Rampton Road, informal public open space and children's play area, and surface water flood mitigation and attenuation, were submitted in July 2019 by Redrow Homes, and are being considered by the Council. The developer (Gladman Developments) has advised that it is anticipated that a detailed planning application will be submitted in Spring / Summer 2019. The developer anticipates that development will start on site in 2020-2021, that the first housing completions will be in the same year, and that the development will be completed in 2025-2026 (see the Annex to this document, Section A2, questionnaire SC47). The developer has advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development. The developer has also advised that there has been a delay in the delivery of the development due to an aborted sale to a developer.

B.402. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.403. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site has outline planning permission, is in the ownership of a developer (Gladman Developments), duplicate detailed planning applications for 200 dwellings following demolition of the existing dwelling have been submitted by Redrow Homes and are being considered by the Council, and the developer has advised that works can start on site in 2020-2021. There is no evidence that housing completions will not begin on site within five years.

Land east of Highfields Road, Caldecote * (see Table SC6)

B.404. The site has outline planning permission for up to 140 dwellings, informal public open space and children's play area, community orchard and allotments, and surface

water flood mitigation and attenuation. A condition on the planning permission allows the developer two years for the submission of reserved matters planning application(s); therefore all reserved matters planning applications would need to be submitted by July 2019. A reserved matters planning application for 66 dwellings on phase 1 was submitted in December 2018, and is being considered by the Council. A Discharge of Conditions application is being considered by the Council. The housebuilder (Linden Homes) anticipates that development will start on site in May 2019 (if detailed planning permission is approved in April 2019), that the first housing completions will be in October 2019, and that the development will be completed by March 2022 (see the Annex to this document, Section A2, questionnaire SC48). The housebuilder has advised that the development is achievable and viable. The housebuilder has identified obtaining highways access approvals and discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development. The housebuilder has advised that market conditions are dictating slower delivery rates than previously assumed.

B.405. The Council has taken a more conservative approach to delivery on this site than proposed by the developer, and assumed that the first completions will be later to allow for the approval of the phase 1 detailed planning application, and that only 66 dwellings will be delivered on this site as a reserved matters planning application(s) for the remainder of the development was not submitted by July 2019 as required by the condition on the outline planning permission. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by June 2020, based on an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council anticipates that the site will be completed in 2020-2022. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

B.406. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) phase 1 (66 dwellings) of this site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Linden Homes), a detailed planning application for phase 1 of the development has been submitted and is being considered by the Council, a Discharge of Conditions application is being considered by the Council, the housebuilder has advised that development will start on site within a month of securing detailed planning permission, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land at Hurdleditch Road, Orwell * (see Table SC6)

B.407. The site has detailed planning permission for 49 dwellings and open space, which was approved in February 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. Some Discharge of Conditions applications have been agreed by the Council, and further Discharge of Conditions applications are being considered by the Council. At March 2019, all 49 dwellings

had not been started. The housebuilder (Croudace Homes) anticipates that development will start on site in April 2019, that the first housing completions will be in February 2020, and that the development will be completed by February 2021 (see the Annex to this document, Section A2, questionnaire SC49). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.408. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.409. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Croudace Homes), some Discharge of Conditions applications have been agreed and further Discharge of Conditions applications are being considered by the Council, and the housebuilder has advised that development will start on site in April 2019. There is no evidence that the site will not be delivered within five years.

Land rear of 130 Middlewatch, Swavesey * (see Table SC6)

B.410. The site has outline planning permission for up to 70 dwellings, public open space, and children's play area. A reserved matters planning application for 70 dwellings, public open space, and children's play area was submitted in May 2019, and is being considered by the Council. The housebuilder (Bushmead Homes) anticipates that development will start on site in October 2019, that the first housing completions will be in October 2020, and that the development will be completed by October 2021 (see the Annex to this document, Section A2, questionnaire SC50). The housebuilder has identified securing detailed planning permission, market conditions, site preparation costs and the discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development.

B.411. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for the approval of a detailed planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2020, based on an average lead-in time of 18 months from a reserved matters application being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

B.412. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Bushmead Homes), a detailed planning application for the development has been submitted and is being considered by the Council, the housebuilder has advised that works can start on site in October 2019, and the Councils' typical assumptions anticipate that the first

dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

West of Cemetery, The Causeway, Bassingbourn * (see Table SC6)

- B.413. The site has detailed planning permission for 26 dwellings, parking and landscaping. At March 2019, 7 dwellings had been completed, 6 dwellings were under construction and 13 dwellings had not been started. The housebuilder (CALA Homes) anticipates that development will be completed by December 2019 (see the Annex to this document, Section A2, questionnaire SC51). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.414. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.415. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land south of 1b Over Road, Willingham * (see Table SC6)

- B.416. The site has outline planning permission for erection of 26 dwellings, which was approved in August 2017. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2020. A Discharge of Conditions application has been agreed. It is unclear exactly when the development will be started and completed as the landowner (Mr Wynn) has not provided a completed questionnaire; however the landowner has advised that the site is in the process of being sold.
- B.417. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2019, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before August 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that that this site will be completed in 2022-2023.

B.418. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

B.419. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, the landowner has advised that he is currently in the process of selling the site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land north and south of Bartlow Road, Linton * (see Table SC6)

B.420. The site has outline planning permission for up to 55 dwellings with a landscape buffer, which was approved in September 2017. A reserved matters planning application for 55 dwellings was refused in May 2019 due to the proposed design of the development, and an appeal has been lodged. An alternative outline planning application for up to 55 dwellings with a landscape buffer was submitted in June 2019, and is being considered by the Council. An alternative reserved matters planning application for 55 dwellings was submitted in July 2019, and is being considered by the Council. The developer (Abbey Developments) anticipates that development will start on site in 2019, that the first housing completions will be in 2020, and that the development will be completed in 2021 (see the Annex to this document, Section A2, questionnaire SC53). The developer has advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.421. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for the submission and approval of a detailed planning application. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2022, based on an average lead-in time of 3.5 years from an outline planning application being submitted to first dwellings being under construction. Delivery of this development is anticipated to be three years later than that predicted in the previously published housing trajectory.

B.422. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, an alternative outline planning application has been submitted and is being considered by the Council, is in the ownership of a developer (Abbey Developments), the developer has advised that development will start on site in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

South of Thompsons Meadow, Trap Road, Guilden Morden * (see Table SC6)

- B.423. The site has outline planning permission for up to 16 dwellings, which was approved in October 2017. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2020. It is unclear exactly when the development will be started and completed as the landowner (Guilden Morden Executive Homes) has not provided a completed questionnaire.
- B.424. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by October 2019, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before October 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2022-2023.
- B.425. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.
- B.426. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

West of Grace Crescent, Hardwick * (see Table SC6)

- B.427. The site has detailed planning permission for 98 dwellings. At March 2019, 9 dwellings had been completed, 44 dwellings were under construction, and 45 dwellings had not been started. The housebuilder (Hill Residential) anticipates that the development will be completed by August 2021 (see the Annex to this document, Section A2, questionnaire SC55). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.428. Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.429. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Rear of 18-28 Highfields Road, Highfields Caldecote * (see Table SC6)

B.430. The site has full planning permission for 71 dwellings, open space, and a car park for school/community use. At March 2019, 19 dwellings had been completed, 27 dwellings were under construction, and 25 dwellings had not been started. The housebuilder (CALA Homes) anticipates that the development will be completed by December 2019 (see the Annex to this document, Section A2, questionnaire SC56). The housebuilder has advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.431. Completion of this development is anticipated to be one year earlier than predicted in the previously published housing trajectory.

B.432. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land at Teversham Road, Fulbourn * (see Table SC6)

B.433. The site has outline planning permission for up to 110 dwellings with public open space, which was approved in October 2017. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2019. Pre-application discussions are in progress relating to the reserved matters planning application for the site so that a reserved matters planning application can be submitted by October 2019 as required by the condition on the outline planning permission.

B.434. The agent on behalf of the landowner (Castlefield International Ltd) has advised that it is anticipated that a detailed planning application will be submitted in Summer 2019. The agent anticipates that development will start on site in 2019-2020, that the first housing completions will be in 2020-2021, and that the development will be completed in 2022-2023 (see the Annex to this document, Section A2, questionnaire SC57). The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development; however the agent has advised that there has been a delay in the delivery of the development due to market conditions, Brexit and agreeing the design of the development.

B.435. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for the submission and approval of a detailed planning application. The Council

has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by early 2021 (if a reserved matters application is submitted in Summer 2019 as anticipated by the agent), based on an average lead-in time of 18 months from a reserved matters application being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2024. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

- B.436. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, pre-application discussions are in progress relating to the reserved matters planning application for the site, the agent has advised that a detailed planning application will be submitted in Summer 2019, the agent has advised that works can start on site in 2019-2020, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land off Bartlow Road, Castle Camps * (see Table SC6)

- B.437. The site has detailed planning permission for 10 dwellings, which was approved in April 2018. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 10 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council. The housebuilder (Arbora Homes) anticipates that development will start on site in late 2019, that the first housing completions will be in Summer 2020, and that the development will be completed in late 2020 (see the Annex to this document, Section A2, questionnaire SC58). The housebuilder has also advised that there is uncertainty regarding the viability of the site. The housebuilder has identified market conditions and the planning obligation for 40% affordable housing as the constraints, market factors or cost factors that could delay delivery of the development.

- B.438. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

- B.439. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Arbora Homes), some Discharge of Conditions applications have been agreed by the Council, and the housebuilder has advised that development will start on site in late 2019. There is no evidence that the site will not be delivered within five years.

Land south and east of 77 Station Road, Willingham (see Table SC6)

- B.440. The site has full planning permission for 22 affordable dwellings, and is an affordable housing exception site. At March 2019, all 22 dwellings were under construction. The developer (Lindum Group) anticipates that the development will be completed in 2019 (see the Annex to this document, Section A2, questionnaire SC59). The

developer has advised that the development is achievable and viable as it is currently being delivered. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.

- B.441. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Lion Works, Station Road West, Whittlesford Bridge * (see Table SC6)

- B.442. The site has outline planning permission for residential development (erection of 60 dwellings and the demolition of an existing dwelling to provide access), which was approved in August 2018. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2021. It is unclear exactly when the development will be started and completed as the developer (Rivertree Developments Ltd) has not provided a completed questionnaire.

- B.443. There are issues to be resolved relating to the development of this site and therefore the Council has taken a conservative approach by making no allowance for housing on this site in the housing trajectory.

- B.444. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.

South of 279 St Neots Road, Hardwick * (see Table SC6)

- B.445. The site has outline planning permission for residential development of up to 155 dwellings following demolition of two existing dwellings, with areas of landscaping and public open space, which was approved in August 2018. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2020. The agent (on behalf of Clarion Housing Group) has advised that a detailed planning application for 155 dwellings following the demolition of two existing dwellings was submitted to the Council; however it was withdrawn in March 2019 to enable the developer to consider the objections raised (see the Annex to this document, Section A2, email SC61). The agent has advised that Clarion Housing Group is keen to deliver the development, and a revised detailed planning application is being prepared.

- B.446. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a revised reserved matters application will need to be

submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before August 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2022-2025.

- B.447. Delivery of this development is anticipated to be three years later than predicted in the previously published housing trajectory.
- B.448. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is considered deliverable and developable as the site has outline planning permission, is in the ownership of a developer (Clarion Housing Group), the agent has advised that a revised detailed planning application is being prepared, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that housing completions will not begin on site within five years.

Land at Oakington Road, Cottenham * (see Table SC6)

- B.449. The site has detailed planning permission for 121 dwellings and open space, which was approved in January 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 121 dwellings had not been started. Some Discharge of Conditions applications have been agreed by the Council. The housebuilder (Persimmon Homes) anticipates that development will start on site in June 2019, that the first housing completions will be late 2019, and that the development will be completed in late 2022 (see the Annex to this document, Section A2, questionnaire SC62). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified the discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development.
- B.450. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.
- B.451. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Persimmon Homes), some Discharge of Conditions applications have been agreed by the Council, and the housebuilder has advised that development will start on site in June 2019. There is no evidence that the site will not be delivered within five years.

Rear of 79 High Street, Meldreth * (see Table SC6)

- B.452. The site has outline planning permission for 18 dwellings, which was approved in February 2018. A condition on the planning permission allows the housebuilder two

years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by February 2020. It is unclear exactly when the development will be started and completed as the landowner (Michael Collins) has not provided a completed questionnaire.

- B.453. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by February 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before February 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that the site will be completed 2021-2022.
- B.454. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.
- B.455. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land off Gibson Close, Waterbeach * (see Table SC6)

- B.456. The site has full planning permission for 20 dwellings and a play area. At March 2019, all 20 dwellings were under construction. The developer (Enterprise Property Group) anticipates that development will be completed in 2019-2020 (see the Annex to this document, Section A2, questionnaire SC64). The developer has also advised that the development is achievable and viable, subject to viability calculations. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.457. Delivery of this development is anticipated to be the same as predicted in the previously published housing trajectory.
- B.458. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land at Belsar Farm, Willingham * (see Table SC6)

- B.459. The site has full planning permission for 25 dwellings and open space, which was approved in April 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 25 dwellings had not been started. The developer (This Land) anticipates that development will start on site in 2019, that the first housing completions will be 2020, and that the development will be completed in 2021 (see the Annex to this document, Section A2, questionnaire SC65). The developer has also advised that the development is achievable and viable, subject to viability calculations. The developer has identified contamination, viability and the planning obligation for 40% affordable dwellings on the site as the constraints, market factors or cost factors that could delay delivery of the development.
- B.460. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the developer to allow for Discharge of Conditions applications to be submitted and agreed. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2019, based on an average lead-in time of a year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery of this site and assumed that this development will start on site just before the planning permission expires in April 2021. The Council anticipates that this site will be completed in 2021-2022. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.
- B.461. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a developer (This Land), the developer has advised that development will start on site in 2019, the developer has until April 2021 to begin development on site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land adjacent Longstanton Road, Over * (see Table SC6)

- B.462. The site has full planning permission for 26 dwellings and landscaping, which was approved in January 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 26 dwellings had not been started. A Variation of Conditions application seeking to make layout and design changes is being considered by the Council, and a Discharge of Conditions application is being considered by the Council. The housebuilder (Bushmead Homes) anticipates that development will start on site in November 2019, that the first housing completions will be November 2020, and that the development will be completed by July 2021 (see the Annex to this document, Section A2, questionnaire SC66). The housebuilder has also advised that the development is achievable and viable. The housebuilder has identified market

conditions, archaeological investigations, delivery of surface water and drainage infrastructure and discharge of conditions as the constraints, market factors or cost factors that could delay delivery of the development.

B.463. Delivery of this development is anticipated to be one year later than predicted in the previously published housing trajectory.

B.464. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Bushmead Homes), and the developer has advised that development will start on site in November 2019. There is no evidence that the site will not be delivered within five years.

Land at Meldreth Road, Shepreth * (see Table SC6)

B.465. The site has full planning permission for 25 dwellings and landscaping, which was approved in August 2018. A condition on the planning permission requires that the development begins within two years from the date of the permission. At March 2019, all 25 dwellings had not been started. It is unclear exactly when the development will be started and completed as the developer (This Land) has not provided a completed questionnaire.

B.466. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, at March 2019 no construction had started on site. The Council has taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in August 2020. The Council anticipates that this site will be completed in 2021-2022. Delivery of this development is anticipated to be two years later than predicted in the previously published housing trajectory.

B.467. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a developer (This Land), the developer has until August 2020 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Plumbs Dairy, 107 High Street, Balsham (see Table SC6)

B.468. The site has full planning permission for the demolition of the existing dairy buildings and erection of 15 new dwellings. At March 2019, 6 dwellings were under construction and 9 dwellings had not been started. It is unclear exactly when the development will be completed as the landowner (Plumbs Property) has not provided a completed questionnaire; however as construction has started on site it is reasonable to assume that the development will be completed within five years.

B.469. Completion of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.470. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land off Grafton Drive, Caldecote * (see Table SC6)

B.471. The site has outline planning permission for up to 58 dwellings with public open space, which was approved in December 2017. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by December 2019. Pre-application discussions are in progress with a developer and prospective purchaser.

B.472. The landowners (Welbeck Strategic Land, Mr Fletcher and Mrs Fletcher) have advised that they are currently in discussions with a housebuilder regarding the sale of the site. The landowners anticipate that development will start on site in mid / late 2020, that the first housing completions will be in mid / late 2021, and that the development will be completed two years after starting on site (see the Annex to this document, Section A2, questionnaire SC69). The landowners have advised that the development is achievable and viable. The landowners have not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.473. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the landowners to allow for the sale of the site to be completed and the submission and approval of a detailed planning application. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2019, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before December 2019 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2022-2024.

B.474. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, the landowners have advised that they are currently in

discussions with a housebuilder regarding the sale of the site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

65 Pettitts Lane, Dry Drayton * (see Table SC6)

- B.475. The site has detailed planning permission for 10 dwellings, which was approved in February 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At March 2019, all 10 dwellings had not been started. A Discharge of Conditions application has been agreed by the Council. It is unclear exactly when the development will be started and completed as the developer (Dyason Developments Ltd) has not provided a completed questionnaire.
- B.476. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by February 2020, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. The Council anticipates that this site will be completed in 2020-2021.
- B.477. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, the developer has until April 2021 to begin development on the site, is in the ownership of a developer (Dyason Developments Ltd), and a Discharge of Conditions application has been agreed by the Council. There is no evidence that the site will not be delivered within five years.

Horseheath Road, Linton * (see Table SC6)

- B.478. The site has outline planning permission for no more than 42 dwellings and allotments, which was approved in March 2018. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by March 2020. An alternative outline planning application for up to 42 dwellings and allotments, and open space was submitted in October 2017, and is being considered by the Council. The agent on behalf of the landowner (Ely Diocesan Board of Finance) has advised that the site will shortly be transferred to a developer and it is anticipated that a detailed planning application will be submitted in 2019. The agent anticipates that development will start on site in 2019, that the first housing completions will be in 2020, and that the development will be completed in 2021 (see the Annex to this document, Section A2, questionnaire SC71). The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.
- B.479. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the agent to allow for the transfer of the site to a developer to be completed and the submission and

approval of a detailed planning application(s). The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by March 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before March 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023.

B.480. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, the landowner has advised that the site will shortly be transferred to a developer, the agent anticipates that development will start on site in 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land off Fen End, Over * (see Table SC6)

B.481. The site has full planning permission for 20 dwellings and open space following demolition of the existing buildings on site, which was approved in March 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. A Discharge of Conditions application is being considered by the Council. At March 2019, all 20 dwellings had not been started. It is unclear exactly when the development will be started and completed as the developer (Granary Developments) has not provided a completed questionnaire; however the developer has advised that archaeology needs to be undertaken and that amendments to the planning application are being sought, and therefore it is unlikely any dwellings will be completed this year (see the Annex to this document, Section A2, email SC72).

B.482. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by March 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in March 2021. The Council anticipates that this site will be completed in 2021-2022.

B.483. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has

detailed planning permission, is in the ownership of a developer (Granary Developments), a Discharge of Conditions application is being considered by the Council, the developer has until March 2021 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land between 66-68 Common Lane, Sawston * (see Table SC6)

B.484. The site has outline planning permission for up to 10 dwellings and landscaping. A detailed planning application for 10 dwellings was submitted in December 2018, and is being considered by the Council. It is unclear exactly when the development will be started and completed as the developer (Carlton Homes) has not provided a completed questionnaire; however the agent has advised that it is anticipated that the development will be delivered in 2020 to mid 2021 (see the Annex to this document, Section A2, email SC73).

B.485. The agents anticipated delivery timetable is generally consistent with the Councils' typical assumptions, which anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council anticipates this site will be completed in 2021-2022.

B.486. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a developer (Carlton Homes), a detailed planning application has been submitted and is being considered by the Council, the agent anticipates that the development will be delivered in 2020 to mid 2021, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land south of Fen Drayton Road, Swavesey * (see Table SC6)

B.487. The site has detailed planning permission for 99 dwellings, open space, play space and a pumping station, which was approved in December 2018. A condition on the outline planning permission requires that the development begins not later than one year from the date of approval of the last of the reserved matters. A Variation of Conditions application seeking to make minor design changes to accommodate a sales office was approved in June 2019. Some Discharge of Conditions applications have been agreed by the Council and further Discharge of Conditions applications are being considered by the Council. At March 2019, all 99 dwellings had not been started. The housebuilder (Bloor Homes) anticipates that development will start on site once all the pre-commencement conditions have been discharged, and the first occupations are programmed for March 2020, with a projected target of 12 occupations by June 2020 (see the Annex to this document, Section A2, email SC74).

B.488. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Bloor Homes), some Discharge of Conditions applications have been agreed by the Council, and the housebuilder anticipates that the first occupations will be in March 2020. There is no evidence that the site will not be delivered within five years.

Sheen Farm, Royston Road, Litlington * (see Table SC6)

B.489. The site has full planning permission for the demolition of the existing farmhouse and associated outbuildings and erection of 22 dwellings and green space, which was approved in April 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. It is unclear exactly when the development will be started and completed as the developer (This Land) has not provided a completed questionnaire.

B.490. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in April 2021. The Council anticipates that this site will be completed in 2021-2022.

B.491. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a developer (This Land), the developer has until April 2021 to begin development on the site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land north of Linton Road, Great Abington * (see Table SC6)

B.492. The site has outline planning permission for up to 13 dwellings, which was approved in April 2018. A reserved matters planning application for 13 dwellings was submitted in April 2019, and is being considered by the Council. Some Discharge of Conditions applications have been agreed by the Council. The housebuilder (Laragh Homes) anticipates that development will start on site in September 2019, that the first housing completions will be in 2020, and that the development will be completed in 2020 (see the Annex to this document, Section A2, questionnaire SC76). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.493. The Council has taken a more conservative approach to delivery on this site and assumed that the first completions will be later than proposed by the housebuilder to

allow for the approval of the reserved matters planning application. The Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2022.

- B.494. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Laragh Homes), a reserved matters planning application has been submitted and is being considered by the Council, the housebuilder anticipates that development will start on site in September 2019, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land north east of Rampton Road, Cottenham * (see Table SC6)

- B.495. The site has outline planning permission for 154 dwellings, which was approved in May 2018. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by May 2020. It is unclear exactly when the development will be started and completed as the developer (This Land) has not provided a completed questionnaire; however pre-application discussions are in progress with the developer.
- B.496. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by May 2020, based on an average lead-in time of two years from an outline planning application being approved to first dwellings being under construction. However, a reserved matters application has not yet been submitted, and the Councils' typical assumptions anticipate that there is an average lead-in time of 18 months from a reserved matters planning application being submitted to first dwellings being under construction. The Council has therefore taken a conservative approach to delivery on this site and assumed that the submission of the reserved matters planning application will be just before May 2020 as required by the planning condition, and has used the typical assumptions from a reserved matters planning application being submitted to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2024.
- B.497. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has outline planning permission, is in the ownership of a developer (This Land), the developer has until May 2020 to submit a reserved matters planning application, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Rear of 46-56 The Moor, Melbourn * (see Table SC6)

B.498. The site has full planning permission for 23 dwellings and open space, which was approved in August 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2019, all 23 dwellings had not been started. It is unclear exactly when the development will be started and completed as the landowner (Hanson Services Ltd) has not provided a completed questionnaire.

B.499. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at March 2019. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in August 2021. The Council anticipates that this site will be completed in 2022-2023.

B.500. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, the landowner has until August 2021 to begin development on this site, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land at Linton Road, Great Abington * (see Table SC6)

B.501. The site has full planning permission for 45 dwellings, community orchard and children's play area. At March 2019, 6 dwellings had been completed, 10 dwellings were under construction, and 29 dwellings had not been started. The housebuilder (Hill Residential) anticipates that the development will be completed by May 2020 (see the Annex to this document, Section A2, questionnaire SC79). The housebuilder has also advised that the development is achievable and viable. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.502. Delivery of this development is anticipated to be the same as that predicted in the previously published housing trajectory.

B.503. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

39 Pepys Way, Girton (see Table SC6)

B.504. The site has full planning permission for the demolition of the existing dwelling and erection of 12 dwellings, which was approved in June 2018. A condition on the

planning permission requires that the development begins within three years from the date of the permission. An full alternative planning permission for the demolition of the existing dwelling and erection of 9 dwellings was approved in November 2018. A condition on the alternative planning permission requires that the development begins within three years from the date of the permission. At March 2019, no construction had started on site. A Discharge of Conditions application for the alternative full planning permission is being considered by the Council. The agent (on behalf of Shelford Properties Ltd) has advised that the alternative full planning permission for a net of 8 dwellings is being taken forward (see the Annex to this document, Section A2, questionnaire SC81). The agent anticipates that development will start on site in 2019, that the first dwellings will be completed in 2020, and that the development will be completed in 2021. The agent has also advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

- B.505. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, a Discharge of Conditions application is being considered by the Council, and the agent anticipates that development will start on site in 2019. There is no evidence that the site will not be delivered within five years.

Land west of Balsham Road, Fulbourn (see Table SC6)

- B.506. The site has full planning permission for 14 affordable dwellings, and is an affordable housing exception site. At March 2019, all 14 dwellings had not been started. The developer (Accent Housing) has advised that development has now started on site and that the development will be completed in 2020-2021 (see the Annex to this document, Section A2, questionnaire SC82). The developer has also advised that the development is achievable and viable. The developer has not identified any constraints, market factors or cost factors that could delay delivery of the development.

- B.507. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land south and west of High Street, Cambourne (see Table SC6)

- B.508. The site has full planning permission for 49 retirement apartments, retail, financial and professional services uses, communal facilities, and landscaping, which was approved in January 2019. At March 2019, all 49 dwellings had not been started. The agent (on behalf of McCarthy and Stone Retirement Lifestyles) anticipates that development will start on site in October 2019, and that the first housing completions will be in December 2020 (see the Annex to this document, Section A2, questionnaire SC86). The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.509. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (McCarthy and Stone Retirement Lifestyles), and the agent has advised that works will start on site in October 2019. There is no evidence that the site will not be delivered within five years.

Land at the corner of Capper Road and Cody Road, Waterbeach (see Table SC6)

B.510. The site has full planning permission for the demolition of existing buildings and erection of 10 dwellings and a convenience store, which was approved in June 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission.

B.511. The agent (on behalf of Cambridge and County Developments) anticipates that development will start on site in 2020, that the first housing completions will be in 2021, and that the development will be completed in 2022 (see the Annex to this document, Section A2, questionnaire SC85). The agent has advised that the development is achievable and viable. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development.

B.512. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site is considered deliverable as the site detailed planning permission, is in the ownership of a developer (Cambridge and County Developments), and the agent has advised that works will start on site in 2020. There is no evidence that the site will not be delivered within five years.

Small Sites of 9 dwellings or less (net) in South Cambridgeshire (see Table SC6)

B.513. At 31 March 2019, there were 179 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less (net), where the development was under construction. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.

B.514. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.

B.515. At 31 March 2019, there were 531 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less (net), where no construction had started on site. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development has yet to start it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 10% allowance for non-delivery has been used, which has been

the approach taken by the Council over the last few years and is consistent with the evidence on lapse rates included in Appendix C. On this basis, 478 dwellings are anticipated to be completed within five years.

B.516. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission. There is no evidence that these sites will not be delivered within five years.

Unallocated Sites with Resolution to Grant Planning Permission

291 Hills Road, Cambridge (see Table C4)

- B.517. The Council's planning committee in August 2018 resolved to grant full planning permission for the demolition of existing buildings and erection of 14 dwellings, with delegated authority to officers to agree the wording of the s106 agreement. The Council's planning committee in June 2019 reconsidered this planning application and resolved to grant full planning permission for the demolition of existing buildings and erection of 14 dwellings, subject to the prior completion of a s106 agreement. It is unclear exactly when the development will be started and completed as the developer (Gibson Developments Ltd) has not provided a completed questionnaire.
- B.518. As such, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is anticipated that the development will come forward within the plan period.
- B.519. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site has a resolution to grant detailed planning permission. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Land west of Longstanton (see Table SC6)

- B.520. The Council's planning committee in May 2008 approved an application to increase the site from 510 to 546 dwellings subject to the prior completion of a s106 agreement. This would provide an additional 36 dwellings. There are still issues to be resolved relating to the planning application and s106 agreement and therefore no allowance is made for housing on this site in the housing trajectory. The agent (on behalf of Mr & Mrs P L Stroude) has advised that there is no further update on this site (see the Annex to this document, Section A2, email SC83).
- B.521. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.

Former Waste Water Treatment Facility, Cambridge Road, Hauxton (see Table SC6)

- B.522. The Council's planning committee in April 2018 gave officers delegated powers to approve an outline planning application for the demolition of existing structures, remediation of the site, and erection of up to 32 dwellings and open space, subject to the completion of a s106 agreement. It is unclear exactly when the development will be started and completed as the landowner (Harrow Estates) has not provided a completed questionnaire.

B.523. There are issues to be resolved relating to the development of this site and therefore the Council has taken a conservative approach by making no allowance for housing on this site in the housing trajectory.

B.524. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.

Windfall Allowance

- B.525. The NPPF (published in February 2019, paragraph 70) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends. The Councils' evidence of past rates of delivery from windfall sites, and the reasons why windfalls will continue to be delivered in Greater Cambridge, are set out in Appendix D.
- B.526. The housing trajectory includes two types of windfall sites: (i) developments on unallocated sites with planning permission or a resolution to grant planning permission by either of the Councils' planning committees, which are listed in the commentary above; and (ii) developments that are not yet known about that will come forward in future on land not allocated.
- B.527. The Councils' evidence (set out in Appendix D) concludes that an average of 130 dwellings per year are delivered on windfall sites in Cambridge and 220 dwellings per year are delivered on windfall sites in South Cambridgeshire.
- B.528. In Cambridge, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 130 dwellings or more in a year, no windfall allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 130 dwellings, a windfall allowance (rounded down to the nearest 10 dwellings) is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 130 dwellings a year. As an example, in 2024-2025, developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 13 dwellings, and therefore so that the total windfalls for that year does not exceed 130 dwellings, the windfall allowance included is 110 dwellings rather than 130 dwellings.
- B.529. In South Cambridgeshire, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 220 dwellings or more in a year, no windfall allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 220 dwellings, a windfall allowance (rounded down to the nearest 10 dwellings) is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 220 dwellings a year.

B.530. Given the circumstances in which the 'five year supply' sites¹⁸ in South Cambridgeshire have been permitted, the anticipated completions from these sites are excluded from these windfall calculations and any anticipated completions from these 'five year supply' sites are therefore considered as additional to the 220 dwellings each year from windfall sites. As an example, in 2024-2025, developments on unallocated sites with planning permission or a resolution to grant planning permission, excluding 'five year supply' sites, are not anticipated to deliver any dwellings, and therefore the full windfall allowance of 220 dwellings is included, even though 'five year supply' sites are anticipated to deliver 118 dwellings.

B.531. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) the windfall allowance is considered developable as each of these sites will be permitted in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged. The windfall allowance is not considered to meet the definition of deliverable in the glossary of the NPPF (published in February 2019), and therefore no anticipated completions from the windfall allowance is included within the five year period.

¹⁸ 'Five Year Supply' sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

Appendix C: Evidence of Lead-In Times, Lapse Rates and Build Out Rates

- C.1. The NPPG¹⁹ (as previously published in September 2018) stated that Councils may develop benchmarks and assumptions based on evidence of past trends for development lead-in times, build out rates, and lapse rates (non-implementation rates), and that these can be used to test delivery information or where there is no information available from the landowner/developer to inform the assessment. The NPPG²⁰ (as previously published in September 2018) also required that these assumptions should: be based on clear evidence; be consulted upon with stakeholders and developers to make them more robust; differentiate between types and sizes of developers, sites and products; be regularly reviewed / tested against actual performance on comparable sites; and be available in a clear and transparent way as part of any assessment.

Lead-in Times for sites of 10 dwellings or more (net)

- C.2. For sites of 10 dwellings or more (net), the Councils have collated data for 55 sites on the lead-in times from validation of a planning application through to the first housing completions being recorded on the site. The sites are all sites included in the previously published housing trajectory and any sites where planning permission has been permitted since the previously published housing trajectory, and the site is either under construction or completed.
- C.3. The Councils monitoring of whether a planning permission is either under construction or completed is carried out annually after the 31 March each year, and therefore the exact month in which the first housing completion occurred or construction started on the first dwelling is not known. This has prevented the Council from calculating the exact lead-in times for each of the 55 sites considered. Instead, the calculation of the lead-in time for each site has been made from the date of validation or approval of a planning application to the end of the monitoring year (31 March) in which the first dwellings were under construction or the first housing completions were recorded. In most instances, this will result in a longer lead-in time than the actual lead-in time, as dwellings start being constructed or are completed throughout the year, rather than all occurring on 31 March. The Councils have therefore taken a conservative approach to calculation of the lead-in times for each of the 55 sites considered, based on the data collected.
- C.4. Information on the lead-in times for each of the 55 sites considered is summarised in Figure 14 (below) and detailed information on each site is included in the Annex to this document (see Section A1). Five of the 55 sites considered have been excluded from the calculations used to determine typical lead-in times, as the length of time from validation of a planning application to the first dwellings being under construction or completed was abnormally long due to site specific reasons. These

¹⁹ Paragraph: 030 Reference ID: 3-030-20180913 and Paragraph: 047 Reference ID: 3-047-20180913

²⁰ Paragraph: 030 Reference ID: 3-030-20180913 and Paragraph: 047 Reference ID: 3-047-20180913

five sites are identified in Figure 14 (below, highlighted in grey) and the reasons for excluding each site are identified.

Figure 14: Summary of lead-in times for sites of 10 dwellings or more (net) from planning application submitted to first completions

	Site Name	Size	Planning application valid to first dwellings under construction (in years)	Planning application valid to first completions (in years)	Comments
Joint Sites	Trumpington Meadows	1000 or more	4.3	5.3	
	North West Cambridge	1000 or more	4.5	6.5	
Cambridge	Cambridge East - Land at Coldham's Lane	50-99	4.2	5.2	
	NIAB Frontage	100-199	7.0	8.0	
	NIAB Main	100-199	12.3	-	Excluded from calculations as significant delays in signing of s106 agreement due to multiple landowners involved.
	Bell School	200-999	8.6	9.6	Excluded from calculations as outline planning application process was slowed by there being no housebuilder involved at that time.
	Clay Farm	1000+	4.8	5.8	
	Station Area - Pink Phase (Station Road West)	200-999	7.1	8.1	Excluded from calculations as first phases of this development were for non-residential uses and student units.

	Site Name	Size	Planning application valid to first dwellings under construction (in years)	Planning application valid to first completions (in years)	Comments
	Mill Road Depot and adjoining properties, Mill Road, Cambridge	100-199	1.3	-	
	68-80 Perne Road, Cambridge	10-49	1.9	1.9	
	Hayling House, Fen Road, Cambridge	10-49	1.9	1.9	
	34-36 Madingley Road, Cambridge	10-49	2.1	2.1	
	Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge	10-49	5.3	6.3	
	Land at Anstey Way, Cambridge	10-49	1.2	-	
	Land at 300-314 Coldhams Lane, Cambridge	10-49	1.6	1.6	
	186-188 Histon Road, Cambridge	10-49	1.2	3.2	
	394-398 Mill Road & 8 Montreal Road, Cambridge	10-49	3.1	4.1	
	Land between 60 and 68 Victoria Road, Cambridge	10-49	2.3	3.3	
	Eastfield, Chesterton, Cambridge	10-49	1.3	2.3	
	503 Coldhams Lane, Cambridge	10-49	2.3	3.3	
	Crossway Gardens, Cambridge	10-49	2.3	2.3	
	Grafton House, 64 Maids Causeway, Cambridge	10-49	0.9	-	
South Cambridgeshire	Former Bayer CropScience Site, Hauxton	200-999	8.3	9.3	Excluded from calculations as outline planning permission could not be approved until the Site Specific Policies DPD was

	Site Name	Size	Planning application valid to first dwellings under construction (in years)	Planning application valid to first completions (in years)	Comments
					adopted, and the site required extensive remediation before construction could start.
	Cambourne – additional 950 dwellings	200-999	5.6	5.6	
	South west of Victoria Way, Melbourn	50-99	1.6	1.6	
	East of Rockmill End, Willingham	50-99	3.3	-	
	West of 22a West Road, Gamlingay	10-49	9.2	10.2	Excluded from calculations as a material start was made to the planning permission (preventing it from lapsing) through the construction of the access road several years before construction started on any of dwellings.
	Former EDF Energy Depot & Training Centre, Milton	50-99	1.8	2.8	
	Rear of Cygnus Business Park, Swavesey	10-49	3.7	3.7	
	Rear of 131 The Causeway, Bassingbourn-cum-Kneesworth	10-49	5.8	-	

	Site Name	Size	Planning application valid to first dwellings under construction (in years)	Planning application valid to first completions (in years)	Comments
	Adjacent to 41 Denny End Road, Waterbeach	10-49	3.4	4.4	
	South and east of 77 Station Road, Willingham	10-49	1.8	-	
	Plumbs Dairy, 107 High Street, Balsham	10-49	2.1	-	
	Adjacent to 12 Back Lane, Cambourne	10-49	1.7	2.7	
	Railway Tavern, Station Road, Great Shelford	10-49	2.1	2.1	
	Former Aspinalls Builders Yard, Willingham	10-49	3.0	4.0	
	W2 Building, High Street, Cambourne	10-49	0.8	1.8	
	North of Bannold Road, Waterbeach	100-199	3.7	4.7	
	Bannold Road & Bannold Drove, Waterbeach	50-99	3.0	3.0	
	East of Cody Road, Waterbeach	10-49	3.7	4.7	
	8 Greenacres, Duxford	10-49	3.1	3.1	
	East of New Road, Melbourn	100-199	4.3	-	
	Land off Mill Lane Sawston	10-49	3.5	3.5	
	36 Oakington Road, Cottenham	50-99	3.7	3.7	
	83 Moorfield Road, Whittlesford Bridge	10-49	3.1	3.1	
	7 High Street, Balsham	10-49	1.7	2.7	
	West of Cemetery, The Causeway, Bassingbourn	10-49	2.8	2.8	
	West of Grace Crescent, Hardwick	50-99	2.7	2.7	

	Site Name	Size	Planning application valid to first dwellings under construction (in years)	Planning application valid to first completions (in years)	Comments
	Rear of 18-28 Highfields Road, Highfields Caldecote	50-99	1.6	1.6	
	Land off Gibson Close, Waterbeach	10-49	2.6	-	
	Land at Linton Road, Great Abington	10-49	2.3	2.3	
	High Street & Pampisford Road, Great Abington	10-49	1.2	2.2	
	Gills Hill Farm, Bourn	10-49	1.8	1.8	
	Northstowe - Phase 1	1000 or more	5.1	5.1	
	Orchard Park - Parcel K1	10-49	3.3	4.3	

- C.5. The remaining 50 sites have been used to calculate the typical lead-in times from:
- validation of a planning application to the first dwellings being under construction and also to first dwellings being completed; and
 - planning permission being approved to the first dwellings being under construction and also to first dwellings being completed.
- C.6. To determine whether different typical assumptions apply in different circumstances, these calculations of typical lead-in times have been based on:
- the type of planning application – outline, reserved matters, full or prior approval;
 - whether the site is within Cambridge, South Cambridgeshire or a joint site on the edge of Cambridge; and
 - the size of site.
- C.7. Figures A1-2 to A1-5 (in the Annex to this document, see Section A1) provide a summary of the results of each of these calculations of lead-in times for the different circumstances using the collated data for the 50 sites considered. The summarised results show that by considering all these factors, in some cases the sample is too small to enable a typical assumption to be determined.
- C.8. **Outline Planning Applications:** the calculations show that within **Cambridge** the only sites brought forward using the outline and reserved matters planning permission route are the strategic sites. Only three sites of this type are included in the sample and each site falls within a different size category and has a different lead-in time. The Council therefore considers that the sample is too small to determine a typical assumption of the lead-in times from either the submission or approval of an outline planning application.

- C.9. The calculations show that within **South Cambridgeshire** there are a greater number of sites brought forward using the outline and reserved matters planning permission route. Figure A1-2 (in the Annex to this document, see Section A1) shows that the lead-in time from validation of the application to the first dwellings being under construction varies from an average of 2.9 years to an average of 5.6 years, depending on the size of site, and the lead-in time from approval of the application to the first dwellings being under construction varies from an average of 1.4 years to an average of 2.9 years, again depending on the size of site. Excluding any strategic sites results in an overall average of 3.6 years and 2.1 years respectively, based on a larger sample of sites. The average lead-in times do not change significantly by excluding the site for the additional 950 dwellings at Cambourne, which has the longest lead-in times.
- C.10. The sample only includes two **Joint Sites on the Edge of Cambridge** and therefore is too small to make any conclusions on the typical lead-in times for these developments. It is therefore necessary to consider each site based on its individual circumstances having regard to factors such as the number of landowners, whether there is a development partner, site specific constraints and whether the development has a Planning Performance Agreement in place that sets out an agreed position on timescales for the planning application process to be met by both the Council(s) and the landowner / developer. The Councils therefore do not consider it appropriate to develop typical assumptions of lead-in times for these sites.
- C.11. The Councils will continue to monitor the lead-in times of developments that use the outline planning application process over the coming years, however, the Councils consider it appropriate (in the meantime) to use the following typical assumptions (rounded to the nearest 6 months) for outline planning applications on **non-strategic sites** in **South Cambridgeshire**:
- application submitted to first dwellings under construction = 3.5 years; and
 - application approved to first dwellings under construction = 2 years.
- C.12. **Reserved Matters Planning Applications**: the calculations show (as outlined above) that within **Cambridge** the only sites brought forward using the outline and reserved matters planning permission route are the strategic sites. Only three sites of this type are included in the sample and each site falls within a different size category and has a different lead-in time. The Council therefore considers that the sample is too small to determine a typical assumption of the lead-in times from either the submission or approval of a reserved matters planning application. However, rounding the average lead-in times of these three sites to the nearest 6 months would result in the same typical assumptions as for South Cambridgeshire (as outlined below), and therefore the Councils consider it appropriate to use the same typical assumptions for all sites within Greater Cambridge with a reserved matters planning application, irrespective of site size.
- C.13. The calculations show (as outlined above) that within **South Cambridgeshire** there are a greater number of sites brought forward using the outline and reserved matters planning permission route. Figure A1-3 (in the Annex to this document, see Section A1) shows that the lead-in time from validation of the application to the first dwellings

being under construction varies from an average of 0.8 years to an average of 1.7 years, depending on the size of site, and the lead-in time from approval of the application to the first dwellings being under construction varies from an average of 0.7 years to an average of 1.4 years, again depending on the size of site. Considering all sites in this category results in an average of 1.4 years and 0.8 years respectively, based on a larger sample of sites. The average lead-in times do not change significantly by excluding the strategic site of phase 1 of Northstowe.

- C.14. The Councils will continue to monitor the lead-in times of developments that use the reserved matters planning application process over the coming years, however, the Councils consider it appropriate (in the meantime) to use the following typical assumptions (rounded to the nearest 6 months) for **reserved matters planning applications on all sites in Greater Cambridge**:
- application submitted to first dwellings under construction = 1.5 years; and
 - application approved to first dwellings under construction = 1 years.
- C.15. **Full Planning Applications**: the calculations show that for both **Cambridge and South Cambridgeshire** the majority of sites using the full planning application route are between 10 and 49 dwellings (net). The results show that excluding larger sites from the calculations does not significantly change the lead-in times for these types of planning applications. The results show that the lead-in time from submission of a full planning application to the first dwellings being under construction is the same for both Cambridge and South Cambridgeshire, however, from approval of a full planning permission to the first dwellings being under construction takes slightly longer in Cambridge than South Cambridgeshire. Considered together, this suggests that the planning application process is slightly quicker in Cambridge than in South Cambridgeshire, but that to start construction on site in South Cambridgeshire is slightly quicker than in Cambridge. It is not unexpected that it is quicker to start construction on site in South Cambridgeshire as these sites tend to be greenfield sites with less constraints to overcome, compared to sites in Cambridge that tend to have existing uses and buildings.
- C.16. The Councils will continue to monitor the lead-in times of developments that use the full planning application process over the coming years, however, the Councils consider it appropriate (in the meantime) to use the following typical assumptions (rounded to the nearest 6 months) for **full planning applications on non-strategic sites**:
- application submitted in Cambridge to first dwellings under construction = 2 years;
 - application approved in Cambridge to first dwellings under construction = 1.5 years;
 - application submitted in South Cambridgeshire to first dwellings under construction = 2 years; and
 - application approved in South Cambridgeshire to first dwellings under construction = 1 years.
- C.17. **Prior Approval Applications**: the calculations show that for the two prior approval applications (see Figure A1-5, in the Annex to this document, see Section A1), there is very little difference in the lead-in times for **Cambridge and South**

Cambridgeshire, and that from either submission or approval of the application it takes less than a year to the dwellings being under construction. Rounding the lead-in times to the nearest 6 months would result in the same typical assumptions for both Cambridge and South Cambridgeshire.

C.18. Although these calculations are only based on a small sample, the nature of the prior approval process means that a development approved through this process will have less constraints to overcome and no planning obligations to meet, and therefore it is expected that delivery would be quicker than the alternative full planning application process.

C.19. The Councils will continue to monitor the lead-in times of developments that use the prior approval application process over the coming years, however, the Councils consider it appropriate (in the meantime) to use the following typical assumptions for **prior approval applications** across **Greater Cambridge**:

- application submitted to first dwellings under construction = 1 year; and
- application approved to first dwellings under construction = 6 months.

C.20. Figure 15 (below) provides a summary of the typical assumptions the Councils consider it appropriate to use, based on the analysis set out above.

Figure 15: Typical Assumptions for Lead-in Times in years

		Outline submitted to first dwellings under construction	Outline approved to first dwellings under construction	RM submitted to first dwellings under construction	RM approved to first dwellings under construction	Full submitted to first dwellings under construction	Full approved to first dwellings under construction	PA submitted to first dwellings under construction	PA approved to first dwellings under construction
Cambridge	Non-strategic Sites					2.0 (2.1)	1.5 (1.3)	1.0 (0.9)	0.5 (0.6)
	All Sites			1.5 (1.7)	1.0 (1.0)				
South Cambridgeshire	Non-strategic Sites	3.5 (3.6)	2.0 (2.1)			2.0 (2.2)	1.0 (1.1)	1.0 (0.8)	0.5 (0.7)
	All Sites			1.5 (1.4)	1.0 (0.8)				

NOTE: All Sites = includes Strategic Sites, RM = reserved matters, PA = prior approval, and the numbers included in brackets are the actual lead-in times based on the data summarised in Figures

A1-2 to A1-5 (in the Annex to this document, see Section A1), whereas the numbers without brackets are the rounded typical assumptions.

- C.21. The Councils recognise that some sites will be delivered quicker than anticipated by these typical lead-in times, and that some sites will be slower due to site specific reasons; and therefore the Councils have not rigidly applied these typical assumptions to all sites included in the housing trajectory. The Councils will therefore use these typical assumptions of lead-in times where it is appropriate and necessary to anticipate delivery of sites where no information is provided by the landowner, housebuilder or developer, and also to moderate information on the deliverability of sites provided by the landowner, developer or housebuilder. As an example, if the Council has no completed questionnaire for the site from its landowner, housebuilder or developer, the Council will use its typical assumptions for lead-in times. Therefore, if a full planning application for that non-strategic site of 20 dwellings within Cambridge was submitted in February 2018, the Councils' typical assumptions anticipate that the first dwellings would be under construction two years later (i.e. February 2020), and therefore the Council would anticipate that this site would be completed in 2020-2021.
- C.22. This detailed analysis of 50 sites shows that the typical assumptions of lead-in times for non-strategic sites used by South Cambridgeshire District Council in previous housing trajectories were reasonable.

- The typical assumptions were:
- submission of an outline planning application to start on site is approximately three years;
 - outline planning permission approved to start on site is approximately two years;
 - submission of a reserved matters planning application to start on site is approximately 18 months;
 - reserved matters planning permission approved to start on site is approximately one year;
 - submission of a full planning application to start on site is approximately two years; and
 - full planning permission approved to start on site is approximately one year.

Comparison to National Research

- C.23. Paragraphs C.2 to C.22 (above) provide an analysis of the lead-in times on sites of 10 dwellings or more (net) in Cambridge and South Cambridgeshire, and therefore take account of local circumstances. Recognising this, the Councils consider that it is useful to compare their conclusions on lead-in times to those provided in national evidence to understand the extent to which local lead-in times are significantly different from or closely aligned to the national picture.
- C.24. [Start to Finish – How Quickly do Large-Scale Housing Sites Deliver?](#) (November 2016): NLP concluded that larger sites tend to take longer to complete the planning application process and have longer lead-in times than for smaller sites, and that where planning applications are determined more quickly than the average this is due

to their complex issues being substantially addressed through plan making or master-planning ahead of the planning application process. Their research showed that:

- after receiving planning permission, smaller sites of less than 500 dwellings take 1.7-1.8 years to deliver the first dwelling, whereas larger developments of over 2,000 dwellings take only 0.8 years;
- the planning approval process takes longer for larger sites, making overall lead-in times 5.3 to 6.9 years; and
- large sites without a live planning application are, on average, unlikely to contribute to five year housing land supply calculations.

C.25. The Councils' analysis of local lead-in times on sites of 10 dwellings or more (net) is broadly aligned with this national evidence. Although the Councils' have developed lead-in times by type of planning application rather than by size of site, the local analysis undertaken has resulted in typical assumptions of either 1.0 years to 1.5 years from approval of detailed planning permission to the first dwellings being under construction, compared to 0.8 years to 1.8 years as recorded in national evidence. The local analysis also shows that the planning application process tends to take longer (generally over 5 years) for the larger strategic sites, which again is consistent with the conclusions in the national evidence. The Councils therefore recognise that where they have included large strategic sites within the five year supply period this needs to be accompanied by clear evidence of their deliverability. The commentary in Appendix B sets out the individual circumstances and clear evidence for each of the strategic sites where this is the case.

Build Out Rates for sites of 10 dwellings or more (net)

C.26. The Councils have collated data on the build out rates for sites of 10 dwellings or more (net) in two different ways, based on whether or not the development is a strategic site or not.

Non-strategic Sites

C.27. For non-strategic sites of 10 dwellings or more (net), the Councils have collated data on the build out rates of 92 sites, where the development or parcel of a larger development, was wholly completed between 1 April 2011 and 31 March 2019. Any strategic sites or major developments have been excluded, as these sites have been considered separately (see paragraphs C.34 to C.36, below) and also their individual build out rates are recorded, along with any observations, as part of the site commentary set out in Appendix B.

C.28. For each of the 92 sites, the Councils have recorded whether the completions were market or affordable dwellings, the peak number of dwellings completed in a year, the average number of dwellings completed in a year, and the number of years that the completions were built across. Figure 16 (below) summarises the results of these calculations and detailed information on the build out rates for each of the sites considered is set out in Figures A1-6 and A1-7 (in the Annex to this document, see Section A1).

C.29. To determine whether different typical assumptions apply in different circumstances, the build out rates for the 92 sites have been considered based on their size. The summarised results (see Figure 16, below) show that there are differences in the build out rates of the sites between the two local planning authority areas and also based on the size of the site. The summarised results also show that in some cases the sample is small, and therefore it is not appropriate for a typical assumption to be determined for that site size.

Figure 16: Build out Rates on Sites of 10 dwellings or more (net), excluding strategic sites

Size	LPA	Number of sites considered	Peak dwellings per year	Average dwellings per year	Average Number of years of completions
10-49	Cambridge	33	40	12	1
	South Cambridgeshire	41	39	15	1
50-99	Cambridge	3	99	90	1
	South Cambridgeshire	7	80	38	2
100-199	Cambridge	5	150	82	2
	South Cambridgeshire	2	90	60	3
200-999	Cambridge	1	119	68	3
	South Cambridgeshire	0	n/a	n/a	n/a

- C.30. The results show that there is very little difference in the build out rates between Cambridge and South Cambridgeshire for the **sites of 10-49 dwellings (net)**. However, there is a significant difference between the average number of dwellings delivered per year and the peak number of dwellings that can be completed on these types of sites in a year. Although on some sites, completions are delivered across several years, in the majority of cases all the dwellings are recorded as completed within the same monitoring year. Where completions are delivered across several years, this tends to be where there are demolitions involved, or a small number of completions are delivered towards the end of the monitoring year. These sites delivered across several years are the reason that the average number of dwellings completed per year is much lower than the peak number that can be completed.
- C.31. The results show that there is a difference between Cambridge and South Cambridgeshire for the **sites of 50 dwellings or more (net)** both in terms of the average number of dwellings completed per year and also the number of years in which completions are delivered. This difference is a result of the nature of the developments of this size delivered in each local planning authority area. Within Cambridge, developments of this size are likely to be schemes that are solely flats or that include a significant number of flats, whereas in South Cambridgeshire these types of developments are likely to be schemes that are solely houses or that include a significant number of houses. Flatted schemes, where the flats are all within one building or block, will be recorded as all completed within one year, and therefore a higher peak number of dwellings completed can be achieved. Schemes of solely houses tend to be delivered over several years, resulting in a lower peak number of dwellings completed and a lower average number of dwellings completed in a year.
- C.32. The Councils will continue to monitor the build out rates for non strategic sites of 10 dwellings or more (net) over the coming years, however, the Councils consider it appropriate (in the meantime) to develop some typical assumptions for build out rates on these sites. Figure 17 (below) provides a summary of the typical assumptions the Councils consider it appropriate to use, based on the analysis set out above.

Figure 17: Typical Assumptions for Build Out Rates, excluding strategic sites

	Size	Peak dwellings per year	Average dwellings per year	Number of years of completions
Cambridge	10-49	40	12	1
	50-99	99	90	1
	100-199	150	82	2
South Cambridgeshire	10-49	39	15	1
	50-99	80	38	2

- C.33. The Councils recognise that some sites will be built out quicker than anticipated by these typical assumptions of build out rates, and that some sites will be slower due to site specific reasons; and therefore the Councils have not rigidly applied these typical

assumptions to all sites included in the housing trajectory. The Councils also recognise that where a site is under construction, the housebuilder or developer will have a good understanding of the build out rate anticipated for that site. The Councils will therefore use these typical assumptions of build out rates where it is appropriate and necessary to anticipate delivery of sites where no information is provided by the landowner, housebuilder or developer.

Strategic Sites

- C.34. For the strategic sites, the Councils published evidence relating to average annual housing completions for the new settlements of Cambourne, Northstowe, Waterbeach New Town, Bourn Airfield New Village and Cambourne West during the preparation and examination of the recently adopted Local Plans. This evidence was used to inform the Greater Cambridge housing trajectory included in the adopted Local Plans. The Inspectors concluded in their reports²¹ that the “Council’s assessment of supply is reasonable and evidence-based” and in relation to Waterbeach New Village and Bourn Airfield New Village, the Inspectors concluded in their reports²² that “the Council is correct to assume a modest delivery rate for the purposes of the housing trajectory”.
- C.35. The Councils’ evidence set out that there was consensus in the hearing statements for Matter 8 (Housing Land Supply and Delivery) that the average annual dwelling completion rate at Cambourne over the 15 years from 1999 to 2014 was 235 dwellings, and that an average annual rate of completions for new settlements of 250 dwellings would be justified (with some, but not all hearing statements, counting Cambourne West and Bourn Airfield New Village as a single new settlement). Taking a conservative approach, the Council used an average annual completion rate for new settlements of 250 dwellings for Waterbeach New Town and Northstowe. The Council considered that a slightly higher combined average annual completion rate of 300 dwellings (150 dwellings each) was reasonable for Bourn Airfield New Village and Cambourne West, given their scale and separation. These new settlements are being brought forward by different developers and are separated by the existing new village of Cambourne (a 1.5 mile separation).
- C.36. The Councils will continue to monitor the build out rates of the strategic sites over the coming years, however, the Councils consider it appropriate (in the meantime) to continue to use these typical assumptions on build out rates for the strategic sites of Northstowe, Waterbeach New Town, Bourn Airfield New Village, and Cambourne West. The Council also considers it appropriate to apply the average annual completion rate of 250 dwellings to the strategic sites on the edge of Cambridge at North West Cambridge, Cambridge East – North of Newmarket Road, and Cambridge East – North of Cherry Hinton. The commentary for each of these strategic sites (as set out in Appendix B) outlines the typical build out rate applied to the site.

²¹ [South Cambridgeshire Local Plan Inspectors Report](#) (paragraph 46) and [Cambridge Local Plan Inspectors Report](#) (paragraph 45)

²² [South Cambridgeshire Local Plan Inspectors Report](#) (paragraphs 72 and 85)

Comparison to National Research

- C.37. Paragraphs C.27 to C.36 (above) provide an analysis of the build out rates on sites of 10 dwellings or more (net) in Cambridge and South Cambridgeshire, and therefore take account of local circumstances. Recognising this, the Councils consider that it is useful to compare their conclusions on build out rates to those provided in national evidence to understand the extent to which local lead-in times are significantly different from or closely aligned to the national picture.
- C.38. [Start to Finish – How Quickly do Large-Scale Housing Sites Deliver?](#) (November 2016): NLP concluded that the rate of annual delivery on a site is influenced by: (i) how quickly the local market can absorb new dwellings; (ii) the number of housebuilders on a site offering different types of products; and (iii) the level of affordable housing to be provided. Their research showed that:
- larger sites deliver higher annual completions, with an annual average build out rate of 27 dwellings on sites of less than 100 dwellings and 161 dwellings on developments of over 2,000 dwellings;
 - there are variations from the average across all sizes of site, and therefore lower or higher rates are possible;
 - developments with a larger proportion of affordable housing deliver more quickly; and
 - larger sites tend to have peaks and troughs in annual completions, with higher annual completions earlier in the build.
- C.39. [Independent Review of Build Out – Final Report](#) (October 2018) and [Draft Analysis](#) (June 2018): Oliver Letwin concluded that very large sites (of over 1,500 dwellings) will almost always deliver a higher absolute number of housing completions each year than smaller sites; however the proportion of these very large sites built out each year is likely to be small. Letwin also concluded that homogeneity in the types and tenures of the homes on offer on these very large sites, and the limits on the rate at which the market will absorb such homogenous products, are fundamental drivers of a slow rate of build out.
- C.40. The Councils' analysis of local build out rates on sites of 10 dwellings or more (net) is broadly aligned with the general conclusions of this national evidence, as local strategic sites have achieved high annual completion rates but with the overall delivery of the site taking a lot longer compared to smaller sites. For these larger strategic sites, the Councils' typical assumptions of build out rates of 250 dwellings per year are higher than those recorded in the national evidence; however they are based on actual average completions recorded at Cambourne over time, which has seen peaks and troughs in annual completions, and were generally agreed by developers through the recent Local Plan examinations.
- C.41. It is more difficult to compare the local build out rates on sites of less than 100 dwellings with the national evidence, as the typical assumptions that have been developed by the Councils consider sites of 10-49 dwellings (net) and 50-99 dwellings (net) separately and there are differences between the build out rates achieved within Cambridge and South Cambridgeshire due to their different characters. However, the analysis undertaken by the Councils does show that the

peak annual dwellings delivered for each size of site is much higher than the average annual dwellings delivered, which is consistent with the national evidence. It is likely that the average annual dwellings delivered in Cambridge for sites of less than 100 dwellings would be higher than that suggested in the national evidence, as the local data collated records an annual average of 12 dwellings and 90 dwellings for sites of 10-49 dwellings (net) and 50-99 dwellings (net) respectively. This higher annual average reflects local circumstances and the high proportion of flatted developments in Cambridge (as outlined in paragraphs C.30 to C.31). Within South Cambridgeshire, it is likely that the average annual dwellings delivered for sites of less than 100 dwellings would be broadly aligned with the national evidence, as the local data collated records an annual average of 15 dwellings and 38 dwellings for sites of 10-49 dwellings (net) and 50-99 dwellings (net) respectively.

Build Out Patterns for sites of 9 dwellings or less (net)

- C.42. Historically, the Councils have made assumptions on the delivery of small sites of 9 dwellings or less (net):
- where the site was under construction at the end of the monitoring year (31 March), it was considered reasonable to anticipate that all these dwellings would be completed within the next two years – 75% in the first year, and 25% in the second year; and
 - where development was yet to start at the end of the monitoring year (31 March), it was considered necessary to apply a lapse rate for non-delivery and then reasonable to anticipate that all the remaining dwellings would be completed within the next five years – 10% in the first year, 25% in the second year, 35% in the third year, 20% in the fourth year, and 10% in the fifth year.
- C.43. This approach was used by the Councils in the Greater Cambridge housing trajectory and housing land supply calculations that are included in Appendix N of the Cambridge Local Plan 2018 (adopted in October 2018) and Appendix A of the South Cambridgeshire Local Plan 2018 (adopted in September 2018), and these appendices were added at the request of the Inspectors. The Inspectors concluded in their reports²³ that the “Council’s assessment of supply is reasonable and evidence-based”.
- C.44. The Councils’ approach to the build out patterns for small sites of 9 dwellings or less (net) is consistent with the definition of deliverable, as set out in the glossary of the NPPF (published in February 2019), which states that “sites which do not involve major development and have planning permission ... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”. By applying a lapse rate for non-delivery to the small sites where development was yet to start at the end of the monitoring year, the Councils’ have taken into consideration their own evidence that some dwellings on these small sites of 9 dwellings or less (net) will not be delivered within five years. The lapse rate for non-delivery of small sites of 9 dwellings or less (net) to be applied within Cambridge and South Cambridgeshire is set out in the following section (‘Lapse Rates or Non-Implementation Rates’), along with the evidence collated that has led to the approach taken.
- C.45. The definition of deliverable, as set out in the glossary of the NPPF (published in February 2019), does not specify a different approach to be taken for small sites based on their type of planning permission, unlike for major developments. By applying a lapse rate for non-delivery to the small sites where development was yet to start at the end of the monitoring year, the Councils’ have taken into account that on some sites with outline planning permission there may never be a reserved matters planning permission. The lists of small sites of 9 dwellings or less (net) included in the Greater Cambridge housing trajectory (as set out in Appendix E) record the type of planning permission for each site, and for those with outline planning permission also record whether a reserved matters planning application has

²³ [South Cambridgeshire Local Plan Inspectors Report](#) (paragraph 46) and [Cambridge Local Plan Inspectors Report](#) (paragraph 45)

been submitted or when a reserved matters planning application would need to be submitted by.

- C.46. For the five year supply calculations for 2019-2024 and when using the housing trajectory to demonstrate that the Councils are each expecting to meet their own housing requirements between 2011 and 2031, it is not necessary for specific anticipated completions for each year within the five year period to be known, as the overall total completions for the five year period will be the same. For example, deducting a lapse rate for non-delivery on the sites where development was yet to start at the end of the monitoring year and then either:
- (i) splitting the anticipated completions from the small sites of 9 dwellings or less (net) equally across the five years; or
 - (ii) using the Councils' historic assumptions as set out above (see paragraph C.42, above)
- will result in the same overall total completions for these sites within the five year period.

Lapse Rates (or Non-Implementation Rates)

- C.47. Historically, the Councils have considered the deliverability and developability of all extant planning permissions for 10 dwellings or more (net) and all allocations, and made an assessment for each site. However, for extant planning permissions for 9 dwellings or less (net) it is not feasible to explore the deliverability of each site, and therefore the Councils previous housing trajectories have made assumptions on their delivery based on past experience:
- where the site was under construction, it was considered reasonable to anticipate that all these dwellings would be completed; and
 - where development was yet to start, it was considered necessary to make an allowance that a proportion of the sites may not come forward and therefore a 10% discount was applied for non-delivery.
- C.48. In order to assess the appropriate approach in this new trajectory and having regard to national guidance, the Councils have identified and considered the planning permissions for housing developments that have lapsed between 1 April 2014 and 31 March 2018 without having been implemented. The results are summarised in Figures 18 and 19 (below). A detailed list of the planning permissions that have lapsed each year is included in the Annex to this document (see Section A1).
- C.49. Alongside this, the Councils have calculated the number of dwellings permitted in the same time frame, and these results are also summarised in Figures 18 and 19 (below). For South Cambridgeshire, 'five year supply' sites²⁴ have been excluded from the number of dwellings permitted as to include these sites would artificially boost the number of dwellings permitted, and none of the planning permissions that have lapsed between 2014 and 2018 were on 'five year supply' sites. A record of the number of dwellings permitted on these 'five year supply' sites is included in Figure 19 (below).

²⁴ 'Five Year Supply' sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

Figure 18: Cambridge – Number of Dwellings Permitted and Planning Permissions that have Lapsed between 1 April 2014 and 21 March 2018

		2014-2015	2015-2016	2016-2017	2017-2018
Number of Dwellings Permitted	<10	186	279	242	227
	10 or more	1,702 ²⁵	614	579	421
Number of Dwellings on Planning Permissions that have Lapsed	<10	5	17	14	7
	10 or more	14	0	0	43
Lapse Rate	<10	3%	6%	6%	3%
	10 or more	0.8%	0%	0%	10%

C.50. Within Cambridge, the data collected for the four years from 2014 to 2018 shows that the Council's previous assumption of a lapse rate of 10% on small sites of 9 dwellings or less (net) is an over cautious approach, and instead the lapse rate is actually between 3% and 6%. For the two sites of 10 dwellings or more (net) that have lapsed, there is either a subsequent alternative planning application for the site or the site is allocated in the Cambridge Local Plan 2018, as set out in the detailed list of sites in the Annex to this document (see Section A1).

Figure 19: South Cambridgeshire – Number of Dwellings Permitted and Planning Permissions that have Lapsed between 1 April 2014 and 21 March 2018

		2014-2015	2015-2016	2016-2017	2017-2018
Number of Dwellings Permitted	<10	247	199	236	282
	10 or more	2,224 ²⁶	457	6,576 ²⁷	2,838 ²⁸
	'five year supply' sites	212	134	1,080	1,984
Number of Dwellings on Planning Permissions that have Lapsed	<10	23 plus 2 G&T plots	11	7 plus 3 G&T plots	20
	10 or more	132	0	70	63
Lapse Rate	<10	10%	6%	4%	7%
	10 or more	6%	0%	1%	2%

²⁵ Includes planning permissions for over 100 dwellings Trumpington Meadows, Bell School, Clay Farm and North West Cambridge.

²⁶ Includes outline planning permission for 1,500 dwellings on Phase 1 of Northstowe.

²⁷ Includes outline planning permission for 3,500 dwellings on Phase 2 of Northstowe, outline planning permission for 1,300 dwellings on WING (Cambridge East – North of Newmarket Road), detailed planning permissions for 622 dwellings on parcels H1, H2, H3, H4 and H12 on Phase 1 of Northstowe, and detailed planning permissions for 569 dwellings at Trumpington Meadows.

²⁸ Includes outline planning permission for 2,350 dwellings at Cambourne West, and detailed planning permission for 152 dwellings on parcel H11 on Phase 1 of Northstowe.

- C.51. Within South Cambridgeshire, the data collected for the four years from 2014 to 2018 shows that the Council's previous assumption of a lapse rate of 10% on small sites of 9 dwellings or less (net) is an appropriate approach, as the lapse rate varies from 4% to 10%. For five of the sites of 10 dwellings or more (net) that have lapsed, there is a subsequent alternative planning application for the site or the outline planning permission is still extant, as set out in the detailed list of sites in the Annex to this document (see Section A1). However, for two of the sites the proposals have not been taken forward for particular site specific reasons:
- Gretton Court, Girton: the owner abandoned the proposals due to funding constraints; and
 - Granta Processors, Whittlesford: the owners were unable to locate a viable alternative local site for the relocation of the existing industrial use, and therefore the existing use remains on site.
- C.52. Based on the data collected, the Councils' consider it appropriate to continue to consider the deliverability and developability of all extant planning permissions for 10 dwellings or more (net) and all allocations on an individual basis rather than applying a percentage lapse rate for non-delivery.
- C.53. The Councils will continue to monitor the lapse rates of developments of 9 dwellings or less (net) over the coming years, however, the Councils consider it appropriate to use the following lapse rates for non-delivery on these small sites of 9 dwellings or less (net):
- Cambridge = lapse rate of 6% for non-delivery; and
 - South Cambridgeshire = lapse rate of 10% for non-delivery.
- In preparing the housing trajectory, these lapse rates for non-delivery have been applied to the extant planning permissions of 9 dwellings or less (net) where development has not yet started as outlined in Appendix B (see 'Small Sites of 9 dwellings or less (net) in Cambridge' and 'Small Sites of 9 dwellings or less (net) in South Cambridgeshire').

Comparison to National Research

- C.54. Paragraphs C.47 to C.53 (above) provide an analysis of the lapse rates on sites of 9 dwellings or less (net) in Cambridge and South Cambridgeshire, and therefore take account of local circumstances. Recognising this, the Councils consider that it is useful to compare their conclusions on lapse rates to those provided in national evidence to understand the extent to which local lapse rates are significantly different from or closely aligned to the national picture.
- C.55. [Start to Finish – How Quickly do Large-Scale Housing Sites Deliver?](#) (November 2016): the research refers to data collated by the Department of Communities and Local Government which suggests that 10-20% of planning permissions are not implemented, and 15-20% of planning permissions are revised through new planning applications. NLP conclude that housing trajectories must adopt sensible assumptions for non-implementation based on local circumstances (if data exists) or national benchmarks.

C.56. The Councils' analysis of local lapse rates is more optimistic than the conclusions of the national evidence. In the four years of data considered by the Councils, lapse rates on small sites of 9 dwellings or less (net) in Cambridge and South Cambridgeshire are less than 10%, and only two sites of 10 dwellings or more (net) have lapsed where the proposal is no longer being taken forward. This difference from the national picture is likely to be a reflection of the strong housing market in the area.

Appendix D: Evidence of Windfalls

- D.1. The NPPG²⁹ (as previously published in September 2018) expected that any assessments of five year housing land supply would include information on planning permissions granted for windfall development by year and how this compared to the windfall allowance. The NPPF (published in February 2019, paragraph 70) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends.
- D.2. During the preparation and examination of the recently adopted Local Plans, the Councils published evidence of historic levels of windfall completions by year, and this evidence was used to inform the windfall allowance included in their housing trajectories. The Inspectors concluded in their reports³⁰ that the “Council’s assessment of supply is reasonable and evidence-based”. At this time, the NPPF (published in July 2012, paragraph 48) specified that any windfall allowance should have regard to historic windfall delivery rates and should not include residential gardens. This evidence of windfalls has now been reviewed and updated, and the results are set out in this document.
- D.3. Historic housing completions in Cambridge and South Cambridgeshire have been reviewed to identify housing completions on allocations and housing completions on windfall sites, and any housing completions on windfall sites have been reviewed to identify those completed on garden land, permitted as a ‘five year supply’ site³¹ in South Cambridgeshire, or on sites of 0.5 hectares or more in Cambridge. Whilst the Councils have prepared a joint housing trajectory, given the different nature of the areas as predominantly urban and rural respectively, it is considered appropriate to assess the windfall allowances separately.

Cambridge

- D.4. For Cambridge, the approach taken to calculate its windfall allowance was previously set out in its Strategic Housing Land Availability Assessment 2013 (SHLAA). The approach was as follows: once the housing completions on windfall sites for each year had been identified, any sites on garden land or with an area of 0.5 hectares or more were excluded, and then the two highest and lowest years of windfall completions were also excluded from the calculations to allow for any anomalies. This approach has previously led to a windfall allowance of 123 dwellings per year being used in the housing trajectory.

²⁹ Paragraph: 048 Reference ID: 3-048-20180913

³⁰ [South Cambridgeshire Local Plan Inspectors Report](#) (paragraph 46) and [Cambridge Local Plan Inspectors Report](#) (paragraph 45)

³¹ ‘Five Year Supply’ sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

- D.5. Windfall sites completed on garden land were excluded from the previous windfall allowance calculations to comply with the NPPF (published in July 2012). Sites of 0.5 hectares or more were excluded from the previous windfall allowance calculations because the Cambridge SHLAA 2013 was considered to have identified all sites of 0.5 hectares or more that were available, suitable and achievable for housing, and therefore it was not expected that any additional sites of this size would come forward as windfall developments. The sites of 0.5 hectares or more that were considered deliverable or developable for housing were allocated in the Cambridge Local Plan 2018, having been first proposed for allocation in the submission version of the Local Plan (28 March 2014).
- D.6. Figure 20 (below) shows historic completions on windfall sites in Cambridge, excluding any completions on sites of 0.5 hectares, and with or without completions on garden land.

Figure 20: Historic Windfall Completions in Cambridge from 1 April 2001 to 31 March 2018

Year	Completions on Windfall Sites (<u>excluding</u> garden land and <u>excluding</u> sites of 0.5 ha or more)		Completions on Windfall Sites (<u>including</u> garden land and <u>excluding</u> sites of 0.5 ha or more)	
	2001-2002	93	93	106
2002-2003	83	83	115	115
2003-2004	163	163	186	186
2004-2005	141	141	169	169
2005-2006	268		307	
2006-2007	117	117	146	146
2007-2008	257		274	
2008-2009	138	138	152	152
2009-2010	59		110	110
2010-2011	92	92	113	113
2011-2012	119	119	154	154
2012-2013	135	135	148	148
2013-2014	73		91	
2014-2015	145	145	167	167
2015-2016	183	183	217	217
2016-2017	239	239	260	260
2017-2018	116	116	155	155
Total	2,421	1,764	2,870	2,092
Average	-	136	-	161

- D.7. These results demonstrate that over a period of seventeen years, but excluding the two highest and lowest years and therefore using the results from thirteen of those years, an average of 136 dwellings per year have been completed on windfall sites in Cambridge, using the same approach as that set out in the SHLAA. This is a small increase from the previous calculations that used data up to 31 March 2012. These

results demonstrate that including windfall sites completed on garden land within the calculations results in an average of 161 dwellings per year in Cambridge.

- D.8. The Council considers that windfall sites will remain a significant and continuing component of housing supply due to the highly built up nature of the city and therefore the need for intensification of sites to respond to the continuing demand for housing.
- D.9. The Council considers that it is appropriate to include a windfall allowance of 130 dwellings per year (rounded down to the nearest 10 dwellings) for Cambridge in the Greater Cambridge housing trajectory. This conclusion is based on the continued exclusion of garden land from the calculations, and therefore is likely to be a conservative estimate. The Council will review the approach again in the preparation of the new Greater Cambridge Local Plan.

South Cambridgeshire

- D.10. For South Cambridgeshire, the approach taken to calculate its windfall allowance was previously set out in its audit trail included as part of the Draft Final Sustainability Appraisal for the South Cambridgeshire Local Plan. The approach was as follows: once the housing completions on windfall sites for each year had been identified, any sites on garden land were excluded, and then one abnormally high year of windfall completions was also excluded from the calculations. This approach has previously led to a windfall allowance of 200 dwellings per year being used in the housing trajectory.
- D.11. In reviewing the windfall allowance calculations, it is considered appropriate to follow the same approach for Cambridge and South Cambridgeshire, where it is reasonable to do so. The South Cambridgeshire SHLAA 2013 followed a different methodology to that used in Cambridge, and only considered and assessed sites submitted to the Council, rather than undertaking a complete assessment of the whole district. It also did not consider sites below 0.25ha as the Council's approach was only to allocate sites of 10 dwellings or more and the SHLAA was primarily a tool to identify site options for potential allocation in the Local Plan and not as an urban capacity assessment. It is therefore not considered appropriate to take the same approach to that undertaken for Cambridge of excluding windfall sites from the calculations based on site size. Windfall sites completed on garden land were excluded from the previous windfall allowance calculations to comply with the NPPF (published in July 2012).
- D.12. Due to the Council being unable to demonstrate a five year housing land supply from 2014 to 2018, additional windfall sites have been permitted in the district as departures from the development plan. These sites that would not normally have been permitted have been identified as 'five year supply' sites³², and the Council has

32 'Five Year Supply' sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the

excluded housing completions on these windfall sites from the calculations so as not to over estimate historic completions on windfall sites.

- D.13. Figure 21 (below) shows historic completions on windfall sites in South Cambridgeshire, excluding any completions on sites permitted as 'five year supply' sites, and with or without completions on garden land.

Figure 21: Historic Windfall Completions in South Cambridgeshire from 1 April 2006 to 31 March 2018

Year	Completions on Windfall Sites (excluding garden land and excluding 'five year supply' sites)		Completions on Windfall Sites (including garden land and excluding 'five year supply' sites)		'five year supply' sites
2006-2007	170	170	235	235	-
2007-2008	471		537		-
2008-2009	170	170	217	217	-
2009-2010	265	265	305	305	-
2010-2011	218	218	277	277	-
2011-2012	200	200	220	220	-
2012-2013	77		116		-
2013-2014	321		375		-
2014-2015	319	319	350	350	23
2015-2016	229	229	287	287	54
2016-2017	198	198	241	241	47
2017-2018	142		175		166
Total	2,780	1,769	3,335	3,335	290
Average	-	221	-	267	

- D.14. These results demonstrate that over a period of twelve years, but excluding the two highest and lowest years and therefore using the results from eight of those years, an average of 221 dwellings per year have been completed on windfall sites in South Cambridgeshire, using a revised approach to provide consistency with Cambridge. This is a small increase from the previous calculations that used data up to 31 March 2014, only excluded one abnormally high year, and did not need to take account of 'five year supply' sites as these calculations did not cover the period in which the Council was unable to demonstrate a five year housing supply. These results demonstrate that including windfall sites completed on garden land within the calculations results in an average of 267 dwellings per year in South Cambridgeshire.

- D.15. Rural exception sites for affordable housing are windfall sites, as they are sites for 100% affordable housing (or with the minimum amount of market housing to make them viable) on the edge of villages that can only be brought forward where there is a demonstrable local need for affordable housing. Rural exception sites for affordable

case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

housing are therefore included in the windfall sites data set out in Figure 21 (above). For information, Figure 22 (below) shows the actual number of historic completions on rural exception sites for affordable housing each year.

Figure 22: Historic Completions on Rural Exception sites for Affordable Housing

Year	Completions on Rural Exception Sites for Affordable Housing
2004-2005	36
2005-2006	6
2006-2007	85
2007-2008	66
2008-2009	60
2009-2010	33
2010-2011	27
2011-2012	88
2012-2013	19
2013-2014	72
2014-2015	23
2015-2016	28
2016-2017	35
2017-2018	0
2018-2019	34
Total	578

Average	38.5
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- D.16. These results demonstrate that over a period of fifteen years, an average of 38.5 dwellings per year have been completed on rural exception sites in South Cambridgeshire. This is a decrease from the previous calculations that used data up to 31 March 2014, which demonstrated an average of 49 dwellings per year.
- D.17. This change is likely to be a reflection of the decline in the supply of rural exception sites for affordable housing in South Cambridgeshire over the last few years mainly due to the impact of the Council being unable to demonstrate a five year supply. This situation has meant that instead of sites being released at a lower value for rural exception sites for affordable housing, many landowners have sought planning permission for 'five year supply' sites (market-led housing developments) due to their greater value. Therefore larger 'five year supply' sites providing a mix of market and affordable housing have been brought forward as exceptions to normal planning policy, rather than smaller rural exception sites for affordable housing.
- D.18. There is evidence of that trend now changing with housing on two rural exception sites for affordable housing being completed in 2018-2019. In addition, two further rural exception sites for affordable housing (of 10 dwellings or more (net)) are coming

forward and are included in the Greater Cambridge housing trajectory. These are sites at Station Road, Willingham, and Balsham Road, Fulbourn.

- D.19. The Council considers that windfall sites, including rural exception sites for affordable housing, will remain a significant and continuing component of housing supply due to:
- the need to respond to the continuing demand for housing in the district;
 - the adopted South Cambridgeshire Local Plan 2018 including a number of policies that have been made more flexible than in previous plans such as the policies for affordable housing (Policies H/10 and H/11) and the reuse of buildings in the countryside for residential use (Policy H/17); and
 - changes to permitted development rights nationally which allow for the conversion of agricultural buildings and offices to residential use through the prior approval process without the need for planning permission.
- D.20. The Council considers that it is appropriate to include a windfall allowance of 220 dwellings per year (rounded down to the nearest 10 dwellings) for South Cambridgeshire in the Greater Cambridge housing trajectory. This conclusion is based on the continued exclusion of garden land from the calculations, and therefore is likely to be a conservative estimate. The Council will review the approach again in the preparation of the new Greater Cambridge Local Plan.

Appendix E: Small Sites of 9 dwellings or less (net) with planning permission at 31 March 2019

- E.1. The NPPG³³ (updated in July 2019) requires that any assessments of five year housing land supply include for small sites, details of their current planning status and a record of the number of homes completed and under construction by site.
- E.2. Figures 23 to 26 (below) provide a list of the small sites in Cambridge and South Cambridgeshire used to calculate the figures for the small sites of 9 dwellings or less (net) already under construction and not under construction that are included in the Greater Cambridge housing trajectory. As set out in the commentary on these sites (see Appendix B), the small sites that are not under construction have been discounted for non-delivery.

³³ Paragraph: 014 Reference ID: 68-014-20190722

Figure 23: Cambridge – Small Sites of 9 dwellings or less (net) with planning permission already under construction at 31 March 2019

Location	Planning Permission Number(s) ³⁴	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
Engineers House, Riverside, CAMBRIDGE	C/0916/16	Full	-1	0	-1	0
Land at former 623 Newmarket Road, Cambridge	C/1149/17	Full	4	0	4	0
161 Newmarket Road, CAMBRIDGE	C/1514/16	Full	4	0	4	0
30 Dudley Road, CAMBRIDGE	C/1646/17	Full	1	0	1	0
Rear of 559 Newmarket Road, CAMBRIDGE	C/2040/15	Full	1	0	1	0
Milton Road Library, Ascham Road, CAMBRIDGE	C/2060/16	Full	7	0	7	0
John Bingham Laboratory, NIAB, Huntingdon Road, CAMBRIDGE	C/2111/17	Full	-2	0	-2	0
12 Orchard Estate, CAMBRIDGE	C/1252/17	Full	2	0	2	0
Land Adjoining 29 Neale Close, CAMBRIDGE	C/1940/17	Full	1	0	1	0

³⁴ The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/NNNN/YY to YY/NNNN.

Location	Planning Permission Number(s)³⁴	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
93 Cherry Hinton Road, CAMBRIDGE	C/0401/18	Full	8	0	8	0
81 Derwent Close, CAMBRIDGE	C/0588/17	Full	1	0	1	0
12 Adkins Corner, Perne Road, CAMBRIDGE	C/1297/17	Full	3	0	3	0
Adkins Corner, Perne Road, Cambridge	C/1315/17	Prior Notification	6	0	6	0
39 St. Thomas's Square, CAMBRIDGE	C/2364/15	Full	1	0	1	0
40b Green End Road, CAMBRIDGE	C/0008/17	Full	1	0	1	0
51 George Street, CAMBRIDGE	C/0031/18	Full	2	-1	3	0
8 Green End Road, CAMBRIDGE	C/0340/17	Full	4	-1	5	0
78 Kendal Way, CAMBRIDGE	C/0462/15	Full	1	0	1	0
1 The Grove, CAMBRIDGE	C/1445/17	Full	1	0	1	0
35 Markham Close, CAMBRIDGE	C/0155/16	Full	1	0	1	0
1 Wiles Close, CAMBRIDGE	C/1358/16	Full	3	0	3	0
Garage Block 1-20, Cameron Road and land adjacent to 33 and 45 Nuns Way, Cambridge	C/1364/16	Full	7	0	7	0

Location	Planning Permission Number(s)³⁴	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
19 Woodhouse Way, CAMBRIDGE	C/1833/15	Full	1	0	1	0
11 Rose Crescent, CAMBRIDGE	C/1022/14	Full	1	0	1	0
15 Market Hill, CAMBRIDGE	C/1152/15	Full	1	0	1	0
2 Sylvester Road, CAMBRIDGE	C/2224/17	Full	-2	0	-2	0
25 Grantchester Road, CAMBRIDGE	C/2402/15	Full	0	-1	1	0
19 Sleaford Street, CAMBRIDGE	C/0169/12	Full	1	0	1	0
8 Willis Road, CAMBRIDGE	C/0492/17	Full	-2	0	-2	0
NETHERHALL FARM, WORTS CAUSEWAY, CAMBRIDGE	C/0441/12	Full	4	0	4	0
23 Baldock Way, CAMBRIDGE	C/0792/17	Full	0	-1	1	0
Land Adj 4 Strangeways Road, Cambridge	C/1630/17	Full	1	0	1	0
150 Catharine Street, CAMBRIDGE	C/0101/17	Full	5	0	5	0
8a Seymour Street, CAMBRIDGE	C/0581/18	Full	2	0	2	0
Land to the east of 37 and to the rear of 27-37 Romsey Terrace, Cambridge	C/0732/17	Full	2	0	2	0

Location	Planning Permission Number(s)³⁴	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
122, Foster Road, Trumpington, CAMBRIDGE, Cambridgeshire CB2 9JP	C/0010/16	Full	1	0	1	0
5 Norwich Street, CAMBRIDGE	C/0693/18	Full	-1	0	-1	0
167 Shelford Road, Trumpington	C/0748/13	Full	1	0	1	0
15 Rutherford Road, CAMBRIDGE	C/1080/17	Full	0	-1	1	0
61 FOSTER ROAD, CAMBRIDGE	C/1110/12	Full	1	-1	2	0
75 Shelford Road, Trumpington	C/1219/17 & C/1371/16	Full	6	-1	7	0
49 Barrow Road, CAMBRIDGE	C/1704/15	Full	0	-1	1	0
Former Milton Road Primary School, Milton Road, CAMBRIDGE	C/0052/14	Full	5	0	5	0
176 Milton Road, CAMBRIDGE	C/2036/15	Full	1	0	1	0
54-58 Chesterton Road, CAMBRIDGE	C/2157/17	Full	8	0	8	0
39 Springfield Road, CAMBRIDGE	C/2362/15	Full	-1	0	-1	0
TOTAL			91	-8	99	0

Figure 24: Cambridge – Small Sites of 9 dwellings or less (net) with planning permission not under construction at 31 March 2019

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
586 Newmarket Road, CAMBRIDGE	C/0057/18	Full	1	0	0	1	
585 Newmarket Road, CAMBRIDGE	C/0211/18	Full	2	0	0	2	
1 Rawlyn Close, CAMBRIDGE	C/0503/18	Full	1	0	0	1	
1 Sunnyside, CAMBRIDGE	C/0606/17	Full	1	0	0	1	
The Mane Trade Barber Shop, 135 Newmarket Road, CAMBRIDGE	C/0938/16	Full	1	0	0	1	
10 Ferndale Rise, CAMBRIDGE	C/1082/18	Full	1	0	0	1	
560 Newmarket Road, CAMBRIDGE	C/1108/18	Full	1	0	0	1	
63a Ditton Walk, CAMBRIDGE	C/1299/17	Full	3	0	0	3	
84 Ditton Walk, CAMBRIDGE	C/1433/17	Full	2	0	0	2	
87 Wadloes Road, CAMBRIDGE	C/1452/15	Full	1	0	0	1	
30 Dudley Road, Cambridge	C/1579/18	Full	1	0	0	1	

³⁵ The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/NNNN/YY to YY/NNNN.

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
68 Whitehill Road, CAMBRIDGE	C/1661/17	Full	1	0	0	1	
72 Beche Road, CAMBRIDGE	C/1668/17	Full	1	0	0	1	
31 Peverel Road, CAMBRIDGE	C/1740/17	Full	1	0	0	1	
44 Dudley Road, CAMBRIDGE	C/2042/17	Full	3	0	0	3	
57 Abbey Road, CAMBRIDGE	C/2178/17	Full	1	0	0	1	
5 Ferndale Rise, CAMBRIDGE	C/2191/16	Full	4	0	0	4	
572 Newmarket Road, CAMBRIDGE	C/2225/17	Full	3	0	0	3	
Rear of 122-138 Ditton Walk, Cambridge	C/2228/17	Full	4	0	0	4	
16 Thirleby Close, CAMBRIDGE	C/0092/18	Full	3	0	0	3	
55 Alpha Road, CAMBRIDGE	C/0177/17	Full	1	0	0	1	
95 Alex Wood Road, Cambridge	C/0543/18	Full	1	0	0	1	
1 Redfern Close, CAMBRIDGE	C/0560/18	Full	1	0	0	1	
2 Jermyn Close, CAMBRIDGE	C/0568/18	Full	1	0	0	1	

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
7 Durnford Way, CAMBRIDGE	C/0861/18	Full	0	0	0	0	
61 Ferrars Way, CAMBRIDGE	C/1132/18	Full	1	0	0	1	
74 Fortescue Road, Cambridge	C/1234/18	Full	1	0	0	1	
51 Akeman Street, CAMBRIDGE	C/1300/18	Full	-1	0	0	-1	
58 Harvey Goodwin Avenue, CAMBRIDGE	C/1447/17	Full	1	0	0	1	
1 Mere Way, CAMBRIDGE	C/1894/17	Full	1	0	0	1	
68 Storeys Way, CAMBRIDGE	C/0630/16	Full	0	0	0	0	
Silver Fitzgerald, 15-17 Castle Street, CAMBRIDGE	C/0780/18	Prior Notification	1	0	0	1	
15 Fontwell Avenue, CAMBRIDGE	C/1518/17	Full	0	0	0	0	
1 Grosvenor Court, Cambridge	C/1637/18	Full	4	0	0	4	
St. Edmund's College, CAMBRIDGE	C/1864/16	Full	0	0	0	0	
268 Queen Ediths Way, CAMBRIDGE	C/0260/17	Full	1	0	0	1	Material start made.
38 Colville Road, CAMBRIDGE	C/0509/16	Full	2	0	0	2	

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
22 Mill End Close, CAMBRIDGE	C/0618/18	Full	2	0	0	2	
6 Colville Road, CAMBRIDGE	C/1414/18	Full	3	0	0	3	
Land rear of 29 Bridewell Road, Cambridge	C/1795/17	Full	1	0	0	1	
65 Fulbourn Road, CAMBRIDGE	C/1811/17	Full	3	0	0	3	
Land rear of 268 Queen Ediths Way, CAMBRIDGE	C/1919/16	Full	3	0	0	3	Material start made.
Rear of Queens Meadow, Cambridge	C/2183/17	Full	2	0	0	2	
60 Birdwood Road, Cambridge	C/0007/19	Full	1	0	0	1	
Land behind 193 Cherry Hinton Road, Cambridge	C/00111/18	Full	1	0	0	1	
49 Coleridge Road, CAMBRIDGE	C/0278/18	Full	3	0	0	3	
1 Brothers Place, CAMBRIDGE	C/0391/16	Full	1	0	0	1	
54 Cowper Road, Cambridge	C/0576/18	Full	1	0	0	1	
198 Perne Road, Cambridge	C/0647/18	Outline	1	0	0	1	Reserved matters to be submitted by March 2022.
30 Davy Road, CAMBRIDGE	C/01067/16	Full	3	0	0	3	
22 St. Thomas's Square, CAMBRIDGE	C/1575/17	Full	1	0	0	1	

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
77 Perne Road, CAMBRIDGE	C/1612/17	Full	-1	0	0	-1	
42 Birdwood Road, CAMBRIDGE	C/2211/17	Full	-1	0	0	-1	
9 Maitland Avenue, CAMBRIDGE	C/0155/17	Full	3	0	0	3	
2 Cheney Way, CAMBRIDGE	C/0458/18	Full	1	0	0	1	
207 Green End Road, CAMBRIDGE	C/1023/17	Full	5	0	0	5	
Land adjacent to 99 Kendal Way, Cambridge	C/1362/16	Full	2	0	0	2	
28 Anglers Way, CAMBRIDGE	C/1479/18	Full	1	0	0	1	
178 Kendal Way, CAMBRIDGE	C/1481/17	Full	2	0	0	2	
43 Discovery Way, Cambridge	C/1795/18	Prior Notification	1	0	0	1	
56 Elizabeth Way, CAMBRIDGE	C/2249/16	Full	6	0	0	6	
396 Milton Road, CAMBRIDGE	C/0038/17	Reserved Matters	1	0	0	1	
7 Ramsden Square, CAMBRIDGE	C/0497/17	Full	1	0	0	1	
Garage Block, Markham Close, CAMBRIDGE	C/0765/18	Full	5	0	0	5	
452 Milton Road, CAMBRIDGE	C/0801/17	Full	4	0	0	4	

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
42 Ramsden Square, CAMBRIDGE	C/0819/18	Full	1	0	0	1	
Jenny Wren, St. Kilda Avenue, CAMBRIDGE	C/0927/17	Full	9	0	0	9	
8 Kings Hedges Road, CAMBRIDGE	C/1157/16	Full	-1	0	0	-1	
339 Milton Road, CAMBRIDGE	C/1282/17	Full	4	0	0	4	
363 Milton Road, CAMBRIDGE	C/1308/17	Full	1	0	0	1	
Rear of 237-237a Milton Road, CAMBRIDGE	C/1494/17	Full	2	0	0	2	
4 Green End Road, CAMBRIDGE	C/1533/17 & C/1534/17	Full	2	0	0	2	
23 Armitage Way, CAMBRIDGE	C/1758/17	Full	1	0	0	1	
32 Ramsden Square, CAMBRIDGE	C/2052/16	Full	1	0	0	1	
The Brunswick, 73 Newmarket Road, CAMBRIDGE	C/0720/16	Full	6	0	0	6	
8 Park Street, CAMBRIDGE	C/0851/18	Full	-1	0	0	-1	
2 and 3 Melbourne Place, Cambridge	C/2028/18	Full	-1	0	0	-1	
108 Grantchester Meadows, CAMBRIDGE	C/0827/18	Full	0	0	0	0	

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Newnham Mill, Newnham Road, CAMBRIDGE	C/1303/17	Full	3	0	0	3	
Land adjacent 6 Pearce Close, CAMBRIDGE	C/2000/17	Full	1	0	0	1	
Managers Accommodation, The Red Bull, 11 Barton Road, Cambridge	C/2048/18	Full	0	0	0	0	
55 Mill Road, CAMBRIDGE	C/0093/17	Full	1	0	0	1	
44 Mill Road, CAMBRIDGE	C/0098/18	Full	3	0	0	3	
St. Andrews Bureau, 18 Mill Road, CAMBRIDGE	C/0275/18	Full	2	0	0	2	
3 Station Road, CAMBRIDGE	C/0815/18	Full	2	0	0	2	
Lallys News, 104a Mill Road, CAMBRIDGE	C/1128/16	Full	2	0	0	2	
1a Tenison Road, CAMBRIDGE	C/1235/17	Full	1	0	0	1	
23 Tenison Road, CAMBRIDGE	C/1365/18	Prior Notification	6	0	0	6	
Moghul Tandoori Indian Take Away, 182 Sturton Street, CAMBRIDGE	C/2090/17	Full	1	0	0	1	
Norfolk Street News, 92 Norfolk Street, CAMBRIDGE	C/2231/17	Full	2	0	0	2	
17 Tillyard Way, CAMBRIDGE	C/0476/18	Full	2	0	0	2	
41 Rock Road, CAMBRIDGE	C/0733/16	Full	1	0	0	1	

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
57 Hartington Grove, CAMBRIDGE	C/0758/18	Full	5	0	0	5	
39a Almoners Avenue, CAMBRIDGE	C/0924/16	Outline	2	0	0	2	Reserved matters application (19/0971/REM) submitted in July 2019.
Garages, Gunhild Way, CAMBRIDGE	C/1104/18	Full	2	0	0	2	
28 Fendon Road, CAMBRIDGE	C/1407/16	Full	3	0	0	3	
156-158 Mowbray Road, CAMBRIDGE	C/1615/17	Full	5	0	0	5	
1 Purbeck Road, CAMBRIDGE	C/1624/17	Full	-2	0	0	-2	
Land to rear of 53-55 Wulfstan Way, Cambridge	C/1625/18	Full	3	0	0	3	
130 Queen Ediths Way, CAMBRIDGE	C/1626/17	Full	4	0	0	4	
283 Queen Ediths Way, CAMBRIDGE	C/1757/17	Full	9	0	0	9	
52 Mowbray Road, CAMBRIDGE	C/2056/17	Full	1	0	0	1	
174 Hills Road, CAMBRIDGE	C/2248/16	Full	2	0	0	2	
20 Kinnaird Way, CAMBRIDGE	C/2250/17	Full	1	0	0	1	

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
45 Nightingale Avenue, CAMBRIDGE	C/2261/17	Full	1	0	0	1	
52 ARGYLE STREET, CAMBRIDGE	C/0647/09	Full	1	0	0	1	Material start made.
245 Coldhams Lane, CAMBRIDGE	C/0665/17	Full	1	0	0	1	
168-170 Mill Road, CAMBRIDGE	C/0782/17	Full	1	0	0	1	
160 Mill Road, Cambridge	C/0960/18	Full	2	0	0	2	
8 Coldhams Grove, Cambridge	C/1120/18	Full	-1	0	0	-1	
178 Coldhams Lane, CAMBRIDGE	C/1249/17	Full	1	0	0	1	
159 Vinery Road, CAMBRIDGE, CB1 3DW	C/1793/17	Full	8	0	0	8	
150 Coldhams Lane, CAMBRIDGE	C/2156/17	Full	1	0	0	1	
101a Cavendish Road, CAMBRIDGE	C/2245/16	Full	2	0	0	2	
2 Nightingale Cottages, Trumpington Road, CAMBRIDGE	C/0548/17	Full	6	0	0	6	
21-25 Fitzwilliam Road, CAMBRIDGE	C/0768/18	Full	6	0	0	6	
2 Barrow Road, CAMBRIDGE	C/0826/17	Full	0	0	0	0	

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Flat 16, Meadowcroft House, Trumpington Road, CAMBRIDGE	C/00926/15	Full	1	0	0	1	
45 High Street, Trumpington	C/1028/17	Full	1	0	0	1	
5 Brooklands Avenue, CAMBRIDGE	C/1164/15	Prior Notification	6	0	0	6	
25 Wingate Way, Cambridge	C/1205/18	Full	0	0	0	0	
16 Brookside, Cambridge	C/1361/18	Full	1	0	0	1	
117-119 High Street, Trumpington	C/1494/18	Full	-1	0	0	-1	
53 Alpha Terrace, Trumpington	C/1495/17	Full	0	0	0	0	
26-28 Lensfield Road, Cambridge	C/1869/18	Full	-1	0	0	-1	
The Cottage, Gazeley Road, Trumpington	C/2040/16	Full	1	0	0	1	
Acorn Guest House, 154 Chesterton Road, CAMBRIDGE	C/0228/17	Full	3	0	0	3	
10 Milton Road, CAMBRIDGE	C/0624/16	Full	2	0	0	2	
Cambridge Repetition Engineers, 2 Greens Road, CAMBRIDGE	C/0649/14	Full	6	0	0	6	Material start made.
Land to rear of 51 George Street, Cambridge	C/0734/18	Full	1	0	0	1	

Location	Planning Permission Number(s) ³⁵	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
78-80 Milton Road, CAMBRIDGE	C/0753/18	Full	2	0	0	2	
Nirala Restaurant, 7 Milton Road, CAMBRIDGE	C/0862/18	Full	1	0	0	1	
Land to rear of 113 Chesterton Road, Cambridge	C/0905/18	Full	3	0	0	3	
57 Elizabeth Way and land to rear of 43-59 Elizabeth Way, Cambridge	C/1193/18	Full	4	0	0	4	
35 Milton Road, CAMBRIDGE	C/1328/17	Full	3	0	0	3	
220, Milton Road, CAMBRIDGE, CB4 1LQ	C/01591/16	Full	8	0	0	8	
125b, Milton Road, CAMBRIDGE, CB4 1XE	C/01836/16	Full	1	0	0	1	
8 & 8A Oak Tree Avenue, CAMBRIDGE	C/1926/17	Full	0	0	0	0	
1 Leys Road, CAMBRIDGE	C/1970/16	Full	4	-1	0	5	
29 Garden Walk, CAMBRIDGE	C/2198/17	Full	1	0	0	1	
TOTAL			269	-1	0	270	A lapse rate of 6% for non-delivery has been applied, therefore 254 dwellings anticipated from these sites.

Figure 25: South Cambridgeshire – Small Sites of 9 dwellings or less (net) with planning permission already under construction at 31 March 2019

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
41 Ermine Way, Arrington	S/2283/16	Full	1	0	1	0
97, High Street, Balsham	S/4477/17	Full	1	0	-1	2
Land behind 33-39 West Green, Barrington	S/2664/17	Full	1	0	1	0
Church Farm, Haslingfield Road, BARRINGTON	S/2845/16	Full	1	0	1	0
1, Haslingfield Road, Barton	S/2586/16	Full	1	0	1	0
Burwash Manor Farm, School Lane, BARTON	S/3003/16	Full	1	0	1	0
56, Spring Lane, Bassingbourn	S/0564/18	Full	1	0	1	0
Land Adj to Lilac Cottage, 10 The Causeway, Bassingbourn	S/0775/17	Full	1	0	1	0
112, Old North Road, Bassingbourn	S/0824/17	Full	2	0	2	0
Land adjacent to the Belle, 61 North End, Bassingbourn	S/0961/17	Full	2	0	2	0
70 South End, Bassingbourn	S/1641/18	Full	1	0	1	0
Adjacent to 63 Highfields Road, Highfields Caldecote	S/0403/15	Full	2	1	1	0
Land to the rear of 32 West Drive, Highfields Caldecote	S/0424/18	Full	1	0	1	0
Southwind, Highfields Road, Highfields Caldecote	S/0500/17	Full	2	0	1	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
16 West Drive, Highfields Caldecote	S/1251/17	Full	1	0	1	0
Land Adjoining 6 Highfields Road, Highfields Caldecote	S/2821/15	Reserved Matters	7	0	7	0
Woodview, Main Street, Caldecote	S/3050/16	Full	0	-1	1	0
95 Highfields Road, Highfields Caldecote	S/3517/17	Full	1	-1	2	0
Land to the rear of 75 Highfields Road, Highfields Caldecote	S/3680/18	Full	1	0	1	0
6 Garstones, Great Cambourne	S/3300/16	Full	1	-1	2	0
Olmstead Hall, Olmstead Green, Castle Camps	S/0401/17	Prior Notification	1	0	1	0
88 Ermine Street, Caxton	S/1090/17	Full	0	-1	1	0
36 Bush Close, Comberton	S/3192/16	Full	1	0	1	0
Elm Lea, School Lane, Conington	S/02717/13, S/4352/17 & S/3311/17	Full	1	-1	2	0
Chear Fen Farm, Long Drove, Cottenham	S/1133/16	Full	0	-1	1	0
182 High Street, Cottenham	S/1707/15	Full	2	0	2	0
32 Rampton Road, Cottenham	S/1794/16	Full	2	0	2	0
33 Telegraph Street, Cottenham	S/2109/16	Full	1	0	1	0
Clopton Farm, Lower Road, Croydon	S/2581/11	Full	2	0	2	0
Queen Adelaide, High Street, Croydon	S/3139/15	Full	2	0	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
41 St. Peters Street, Duxford	S/0387/16	Full	1	0	1	0
4 Chapel Street, Duxford	S/3353/18	Prior Notification	1	0	1	0
Rear of 49A Middleton Way, Fen Drayton	S/1008/18	Full	1	0	1	0
Land Adjacent to 5 Mill Road, Fen Drayton	S/3436/16	Full	2	0	2	0
44 Middleton Way, Fen Drayton	S/3582/16	Full	1	0	1	0
Ashwood, Honey Hill, Fen Drayton	S/4220/17	Full	0	-1	1	0
Bury House, Long Lane, Fowlmere	S/2834/18	Full	2	0	2	0
Land to the rear of 57 Fowlmere Road, Foxton	S/1646/17	Full	1	0	1	0
Land adjacent to 7 Wilbraham Road, Fulbourn	S/0523/16	Full	1	0	1	0
L Abri, Teversham Road, FULBOURN	S/1055/16 & S/1235/12	Full	0	-1	1	0
21 Everton Road, The Heath, Gamlingay	S/0508/18	Full	1	0	1	0
WI Hall, Waresley Road, Gamlingay	S/1581/18	Full	2	0	2	0
Meadow View, 8 Little Heath, Gamlingay	S/2578/18 & S/04273/17	Reserved Matters	2	1	1	0
17-19 Bandon Road, Girton	S/0849/16 & S/3935/17	Full	3	2	1	0
Agricultural Buildings, Offord Road, Graveley	S/1362/15	Prior Notification	1	0	1	0
34 South Road, Abington	S/1848/13	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
The Coach House, Abington Lodge, 63 High Street, Great Abington	S/2371/18	Full	1	0	1	0
Holbeins Farm, High Street, GREAT EVERSDEN	S/2771/14	Prior Notification	1	0	1	0
White Hill Farm, Granhams Road, Great Shelford	S/0431/18	Full	0	-1	1	0
14 Woollards Lane, Great Shelford	S/1253/18	Full	2	0	2	0
5 Red Hill Close, Great Shelford	S/1573/17	Full	1	0	1	0
Land off Cabbage Moor, Great Shelford, CAMBRIDGE	S/1675/17	Full	2	1	1	0
10c, Church Street, Great Shelford	S/1834/17	Full	0	-1	1	0
18 High Green, GREAT SHELFORD	S/1944/18	Full	1	0	1	0
44 Macaulay Avenue, Great Shelford	S/2623/18	Full	1	0	1	0
Trinity House, 11 Cambridge Road, Great Shelford	S/3264/18	Full	2	-1	3	0
Barn 2, Morden Farm, Trap Road, Guilden Morden	S/2181/17	Prior Notification	1	0	1	0
Shop Adjacent to Edward VII Public House, 2 Fox Hill Road, Guilden Morden	S/2908/16	Prior Notification	1	0	1	0
Land Adj to 3 Lark Rise, Hardwick	S/1705/18	Full	1	0	1	0
44 Hall Drive, Hardwick	S/1886/17	Full	1	0	1	0
26 Haslingfield Road, Harlton	S/1292/18	Reserved Matters	1	-1	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
2a High Street, Harston	S/0294/16	Full	2	0	2	0
62 London Road, Harston	S/0324/17	Full	0	0	1	-1
Adjacent to 8 Sheepshead Lane, Harston	S/0731/16	Full	1	0	1	0
Land to the rear of 106 High Street, Harston	S/0916/18	Full	1	0	1	0
21 High Street, HARSTON	S/1072/17	Full	2	0	2	0
9 Hurrells Row, Harston	S/2951/15	Full	1	0	1	0
49A High Street, HARSTON	S/3168/17	Full	1	0	1	0
2 High Street, Harston	S/4117/17	Full	2	0	2	0
5 Church Road, Hauxton	S/1448/18	Full	2	0	2	0
Wingfield, Haverhill Road, Horseheath	S/2503/17	Full	0	-1	1	0
Team Consulting Ltd, Abbey Barns, Duxford Road, Ickleton	S/1955/16	Full	-1	0	-1	0
Orchard House, Highfield Road, Impington	S/1437/17	Full	2	0	2	0
Land south of Villa Road, Impington	S/1992/18 & S/4115/18	Full	2	0	2	0
The Lodge, Park Drive, Impington	S/4298/17	Full	1	0	1	0
50 High Street, Landbeach	S/2293/17	Full	1	0	1	0
Greenhill Farm, off Cambridge Road, Linton	S/0096/98	Reserved Matters	1	0	1	0
18 Joiners Road, Linton	S/1906/16	Full	1	0	1	0
142 High Street, Linton	S/2694/14	Full	1	0	1	0
Rear of 36 & 38 Back Road, Linton	S/4297/18	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
LAND ADJACENT TO Fair View, Royston Road, Litlington	S/2984/16	Full	1	0	1	0
6 Primrose Hill, Little Gransden	S/3507/16	Full	2	0	2	0
Land at 4 Church Street, Little Shelford	S/4048/17	Full	1	0	1	0
4 and 5 Station Cottages, London Road, Six Mile Bottom	S/2400/18	Full	2	1	1	0
34 High Street, Little Wilbraham	S/2939/18	Full	1	0	1	0
Land at Long Acre, Robins Lane, Lolworth	S/1990/17	Prior Notification	1	0	1	0
53 Woodside, Longstanton	S/3189/15	Full	8	4	4	0
Land adjacent to 2 The Lawns Close, Melbourn	S/1844/13	Full	1	0	1	0
9 The Moor, Melbourn	S/4496/17	Full	1	0	1	0
13 Chiswick End, Meldreth	S/2154/14	Full	1	0	1	0
Land rear of 13, 25, 27 & 29 Harston Road, Newton	S/2079/16	Full	1	0	1	0
Newton Vineyard, Cambridge Road, Newton	S/3529/17	Prior Notification	1	0	1	0
Methodist Church, Coles Lane, OAKINGTON AND WESTWICK	S/3270/15	Full	1	0	1	0
11-13 Lotfield Street, Orwell	S/1994/16	Full	1	0	1	0
16 Lotfield Street, Orwell	S/3064/15	Full	1	0	1	0
15 The Lanes, Over	S/0322/18	Full	0	-1	1	0
Ivy House, 12 Fen End, Over	S/0726/17	Full	1	0	1	0
Rear of 36 and 38 The Lanes, Over	S/1631/17	Full	2	0	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
17, Overcote Road, Over	S/1672/16	Full	1	0	1	0
66 Station Road, Over	S/2252/16	Full	2	0	2	0
Barn to rear of 71 Station Road, Over	S/2927/18	Prior Notification	1	0	1	0
14 and 16 Mill Lane, Sawston	S/0030/18	Full	2	-2	4	0
Land adjacent to 2 Holme Way, Sawston	S/0970/18	Full	1	0	1	0
Cathrine House, 84A London Road, SAWSTON	S/4589/17	Full	4	0	4	0
30 High Street, Shepreth	S/3107/18	Full	2	1	1	0
Shardelows Farm, Mill Green, Horseheath	S/2826/17	Full	2	0	2	0
32 Boxworth End, Swavesey	S/1660/15	Full	1	0	1	0
11 Over Road, Swavesey	S/1661/16	Full	1	0	1	0
Land East of Allotments, Hale Road, Swavesey	S/1869/18	Full	1	0	1	0
8 Ramper Road, Swavesey	S/3525/18	Full	0	-1	1	0
Land adjacent to 134, 136 & 140 Boxworth End, Swavesey	S/3870/17, S/3871/17 & S/3905/17	Full	4	0	4	0
Willow, New England Farm, TADLOW	S/1157/17	Full	1	0	1	0
Teversham CofE VA Primary School, Church Road, TEVERSHAM	S/2210/16	Full	-1	0	-1	0
32 High Street, Toft	S/2599/14	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
Margowen, High Street, Waterbeach	S/1301/17	Full	1	-1	2	0
11 High Street, WATERBEACH	S/2099/16	Full	2	0	2	0
3 Streetly End, West Wickham	S/1415/17	Full	1	0	1	0
Linnet Hall Barn, Weston Colville	S/4655/18	Prior Notification	1	0	1	0
Ermine Farm, Bridge Street, Whaddon	S/0447/16	Full	1	0	1	0
Farriers, Newton Road, Whittlesford	S/0570/17	Full	0	-1	1	0
17 Station Road, Whittlesford	S/1970/18	Full	1	0	1	0
18a Church Close, Whittlesford	S/2698/17	Full	0	-1	1	0
18 Royston Road, Whittlesford	S/2788/18	Full	1	-1	2	0
11 North Road, Whittlesford	S/3075/16	Full	1	0	1	0
Orchard Pond, 28 Royston Road, Whittlesford	S/4011/17	Full	2	0	2	0
30 Fen End, Willingham	S/1408/17	Full	1	0	1	0
Land to rear of 17-19A Green Street, Willingham	S/1874/07	Reserved Matters	5	0	1	4
12 Station Road, Willingham	S/3043/16	Full	2	0	2	0
Land adjacent to 155 Rampton Road, Willingham	S/3063/17	Reserved Matters	1	0	1	0
Land South of 106 Cambridge Road, Wimpole	S/1958/16	Full	1	0	1	0
TOTAL			169	-10	173	6

Figure 26: South Cambridgeshire – Small Sites of 9 dwellings or less (net) with planning permission not under construction at 31 March 2019

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Old GPO Building, land north of 11 Ermine Way, Arrington	S/0209/17	Full	1	0	0	1	
Existing petrol filling station and adjacent to 15 Ermine Way, Arrington	S/0365/18	Full	-1	0	0	-1	
17 Mill Lane, Arrington	S/1178/18	Full	4	0	0	4	
7 Church Lane, Arrington	S/3389/17	Full	0	0	0	0	
Land at Church End, Arrington	S/3462/16	Outline	2	0	0	2	Reserved matters for plot 2 (S/0411/19/RM) approved in August 2019. Reserved matters for plot 1 (S/3849/18/RM) submitted in December 2018.
Reeded Barns Farm, Cambridge Road, Babraham	S/2514/16	Full	3	0	0	3	
Land to the west of 10 Cambridge Road, Balsham	S/1818/17	Outline	1	0	0	1	Reserved matters to be submitted by November 2020.
4 High Street, Balsham	S/3124/16	Full	1	0	0	1	
Land adjacent to 13 Bartons Close, Balsham	S/3585/18	Full	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Barn at West Wickham Road, Balsham	S/4527/18	Prior Notification	1	0	0	1	
29 Shepreth Road, Barrington	S/1446/16	Full	3	0	0	3	
Land north west of 14 Orwell Road, Barrington	S/1519/18	Full	1	0	0	1	
14 Orwell Road, Barrington	S/1613/16	Full	1	0	0	1	
20 Foxton Road, Barrington	S/2149/18	Outline	1	0	0	1	Reserved matters to be submitted by July 2021.
31 West Green, Barrington	S/2933/18	Full	1	0	0	1	
Land to the Rear of Greenwood, Back Lane, Barrington	S/3127/17	Full	1	0	0	1	
9 Back Lane, Barrington	S/3779/17	Full	1	0	0	1	
Field Barn, Glebe Road, Barrington	S/4382/17	Prior Notification	1	0	0	1	
30 Shepreth Road, Barrington	S/4453/17	Full	1	0	0	1	
Land adjacent Chetwynd House, Camps Road, Bartlow	S/0558/18	Full	1	0	0	1	
Bartlow Park, Camps Road, Bartlow	S/3115/15	Full	1	0	0	1	
Land between 28 & 63 Kings Grove, Barton	S/0198/18	Outline	1	0	0	1	Reserved matters to be submitted by June 2021.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
13 Mailes Close, Barton	S/3151/18	Outline	1	0	0	1	Reserved matters to be submitted by November 2021.
15 Comberton Road, Barton	S/4331/18	Outline	2	0	0	2	Reserved matters to be submitted by January 2022.
26 South End, BASSINGBOURN CUM KNEESWORTH	S/0331/15	Full	9	-1	0	10	
41 Fen Road, Bassingbourn	S/2256/16	Full	0	-1	0	1	
Tanus, Old North Road, Whaddon	S/4194/18	Full	0	0	0	0	
Garage site off Knutsford Road, Bassingbourn	S/4433/18	Outline	1	0	0	1	Reserved matters to be submitted by February 2022.
Two Pots Cottages, St Neots Road, BOURN	S/4576/17	Full	1	0	0	1	
1 Short Street, Bourn	S/4765/18	Full	0	0	0	0	
50 Highfields Road, Highfields Caldecote	S/0729/16	Full	1	0	0	1	

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Land to the West of Casa De Foseta, St. Neots Road, Dry Drayton	S/1524/16	Outline	6	0	0	6	Reserved matters for plot 4 (S/2451/19/RM) submitted in July 2019. Reserved matters for plot 5 (S/0925/19/RM) approved in July 2019. Reserved matters for plot 6 (S/1370/19/RM) approved in July 2019.
44 East Drive, Highfields Caldecote	S/1599/16	Outline	2	0	0	2	Reserved matters to be submitted by October 2019.
Clare Cottage, Main Street, Caldecote	S/1804/17	Full	0	0	0	0	
Next to Casa-de-Foseta, St Neots Road, Highfields Caldecote	S/1847/16 & S/0255/13	Full	4	2	0	2	
Land to the rear of 22 West Drive, Highfields Caldecote	S/2347/18	Outline	1	0	0	1	Reserved matters to be submitted by August 2021.

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Leylands, Highfields Road, Highfields Caldecote	S/2411/17	Outline	2	0	0	2	Reserved matters to be submitted by December 2020.
Manor Farmhouse, Manor Farm, Main Street, Caldecote	S/2454/16	Full	1	0	0	1	
Childerley Gate Filling Station, St. Neots Road, Dry Drayton	S/3273/16	Outline	2	0	0	2	Reserved matters to be submitted by May 2021.
13 West Drive, Highfields Caldecote	S/4046/18	Full	0	0	0	0	
Gellys Wick, 38 East Drive, Highfields Caldecote	S/4450/18	Full	1	0	0	1	
The Barn, Highfields Farm, Highfields Caldecote	S/4466/17	Prior Notification	1	0	0	1	
6 Fenbridge, Great Cambourne	S/2719/17	Full	1	0	0	1	
Scrap Yard, Willingham Green Road, Carlton	S/4528/18	Full	4	0	0	4	
Land at Coopers Farm, Castle Camps	S/0274/17	Prior Notification	1	0	0	1	
8 Bartlow Road, Castle Camps	S/1268/18	Full	1	0	0	1	
Land South of Bartlow Road, Castle Camps	S/4469/17	Outline	5	0	0	5	Reserved matters to be submitted by February 2020.

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The Orchard, 2 Ermine Street, Caxton	S/0896/18	Full	1	0	0	1	
Land between 20 & 30 Bourn Road, Caxton	S/1227/17	Outline	1	0	0	1	Reserved matters to be submitted by June 2020.
Church Farm, Gransden Road, Caxton	S/1389/15	Full	2	0	0	2	
Caxton Baptist Chapel, Ermine Street, Caxton	S/2234/18	Full	1	0	0	1	
Firs Farm, St. Peters Street, Caxton	S/2294/16	Outline	8	0	0	8	Reserved matters to be submitted by August 2023.
21 Brockholt Road, Caxton	S/3012/17	Outline	1	0	0	1	Full planning permission (S/1423/19/FL) approved in August 2019.
30 Bourn Road, Caxton	S/4023/18	Full	0	0	0	0	
Land adjacent 18 St. Thomas Close, Comberton	S/0114/18	Full	1	0	0	1	
99 Whitwell Way, Coton	S/1019/18	Outline	1	0	0	1	Reserved matters to be submitted by June 2021.
9 The Footpath, Coton	S/04301/18	Full	2	0	0	2	
Fenleigh Farm, Smithy Fen, COTTENHAM	S/0172/18	Prior Notification	1	0	0	1	

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13 Ellis Close, Cottenham	S/0582/18	Outline	2	0	0	2	Reserved matters to be submitted by April 2020.
Land to the rear of 316 High Street, Cottenham	S/0891/18	Full	1	0	0	1	
Land rear of 129 High Street, Cottenham	S/1100/16	Outline	1	0	0	1	Lapsed, as reserved matters needed to be submitted by August 2019. This will be taken into account through the application of the lapse rate for non-delivery.
Land between 117 & 123 Histon Road, Cottenham	S/1225/17	Outline	1	0	0	1	Reserved matters (S/2689/19/RM) submitted in August 2019.
Land adjacent to 17 Orchard Close, Cottenham	S/1953/18	Reserved Matters	1	0	0	1	
The Orchards, Beach Road, Cottenham	S/2081/18	Full	1	0	0	1	
33 Margett Street, Cottenham	S/2530/16	Full	1	0	0	1	
Unit F2 Industrial Estate, Broad Lane, Cottenham	S/2728/18	Full	9	0	0	9	

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132 Rampton Road, Cottenham	S/2894/16	Full	1	0	0	1	
144-146 Histon Road, Cottenham	S/3003/18	Full	1	0	0	1	
Rear of 45 Telegraph Street, Cottenham	S/3047/16	Full	1	0	0	1	
Church Lane Farm, Church Lane, Cottenham	S/3172/18	Full	1	0	0	1	
Barn 1, Land Adj Setbroad Farm, Oakington Road, Cottenham	S/3244/18	Prior Notification	1	0	0	1	
Haelan Feld, Twentypence Road, Cottenham	S/3578/18	Prior Notification	1	0	0	1	
Brickyard Farm, Lower Road, Croydon	S/1121/17	Full	0	0	0	0	
Duck End Farm, Park Lane, Dry Drayton	S/1061/18, S/1998/17 & S/1999/17	Full and Prior Notification	4	0	0	4	
19 Park Street, Dry Drayton	S/1313/18	Full	0	0	0	0	
Church Farm, Park Street, DRY DRAYTON	S/3939/18	Prior Notification	5	0	0	5	
24 Parsonage Close, Duxford	S/2547/18	Full	2	0	0	2	
32 Ickleton Road, Duxford	S/2788/16	Full	0	0	0	0	
1 Common Farm Cottages, Elsworth	S/0790/16	Full	6	0	0	6	
14 Church Lane, Elsworth	S/3931/17	Full	1	0	0	1	

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82 Caxton End, Eltisley	S/3515/17	Full	1	-1	0	2	
Land to the rear of 32 High Street, Fen Ditton	S/1287/18	Full	1	0	0	1	
52 High Street, Fen Ditton	S/2614/17	Full	0	0	0	0	
Quy Water Farm, Quy Waters, Newmarket Road, FEN DITTON	S/3607/16	Full	0	0	0	0	
27 Cootes Lane, Fen Drayton	S/0408/17	Full	2	0	0	2	
Land adjacent to 9 Mill Road, Fen Drayton	S/0803/18	Full	3	0	0	3	
51 Middleton Way, Fen Drayton	S/1261/18	Full	4	0	0	4	
Ridgeleys Farm, HIGH STREET, FEN DRAYTON	S/1412/07	Full	4	0	0	4	Material start made.
Land to the rear of 47 Middleton Way, Fen Drayton	S/1949/18	Full	1	0	0	1	
10 Mill Road, Fen Drayton	S/2290/16	Full	2	1	0	1	
Land Rear of 49 Middleton Way, Fen Drayton	S/2452/17 & S/3919/18	Full	2	0	0	2	
13 Cootes Lane, Fen Drayton	S/2582/15	Full	2	1	0	1	
Land Rear Of 41 Middleton Way, Fen Drayton	S/2718/18	Full	1	0	0	1	
42 Middleton Way, Fen Drayton	S/3068/17	Full	2	0	0	2	
4 Mill Road, Fen Drayton	S/3609/16	Full	1	0	0	1	

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Appleacre Lodge, London Road, Fowlmere	S/3324/17	Lawful Development Certificate	8	0	0	8	
Pennwood, Long Lane, Fowlmere	S/3709/18	Full	1	0	0	1	
Land to the rear of 1 Westfield Road, Fowlmere	S/4112/17	Outline	1	0	0	1	Reserved matters to be submitted by March 2021.
Land North-East of 8 High Street, Foxton	S/1102/99	Full	2	1	0	1	
Everglades, Cambridge Road, Foxton	S/1375/17	Outline	2	0	0	2	Reserved matters to be submitted by June 2020.
Land to the rear of 59 Fowlmere Road, Foxton	S/1761/18	Outline	1	0	0	1	Reserved matters to be submitted by June 2021.
44 Fowlmere Road, Foxton	S/1763/16	Outline	2	0	0	2	Reserved matters (S/2181/19/RM) approved in August 2019.
64 Fowlmere Road, Foxton	S/4291/17	Full	1	0	0	1	
18 Station Road, Fulbourn	S/0346/19	Full	0	0	0	0	
2 Pierce Lane, Fulbourn	S/1524/18	Full	1	0	0	1	
17 Hinton Road, Fulbourn	S/1532/17	Full	1	0	0	1	
The Six Bells, 9 High Street, FULBOURN	S/2434/18	Full	1	0	0	1	

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5 Dogget Lane, Fulbourn	S/4557/18	Full	1	0	0	1	
Land adjacent to Springfields, Little Heath, Gamlingay	S/0141/19	Full	2	0	0	2	
Land adjacent to Campbell Farm Cottage, Little Heath, Gamlingay	S/0275/17	Full	1	0	0	1	
Barn on land south of Heath Road, Gamlingay	S/0332/18	Prior Notification	1	0	0	1	
Land adjacent 37 Everton Road, The Heath, Gamlingay	S/0535/18	Full	2	0	0	2	
16 Little Heath, Gamlingay	S/1075/17	Full	0	0	0	0	
23 Everton Road, The Heath, Gamlingay	S/1413/17	Full	1	0	0	1	
8a Little Heath, Gamlingay	S/1705/17	Full	1	0	0	1	
Land Adj Home Farm Cottage, Little Heath, Gamlingay	S/1707/17	Full	1	0	0	1	
Land Adjacent Rose Villa, Little Heath, Gamlingay	S/2000/17	Full	1	0	0	1	
Land to the north east of Fountain Farm, Park Lane, Gamlingay	S/2081/16	Outline	1	0	0	1	Full planning application (S/2482/19/FL) submitted in July 2019.

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Land Adj Home Farm Cottage, Little Heath, GAMLINGAY, SG19 3LL	S/2241/17	Outline	2	0	0	2	Reserved matters to be submitted by November 2021.
27 Everton Road, The Heath, Gamlingay	S/2456/17 & S/3571/16	Full	2	0	0	2	
Woodview Farm, Potton Road, Mill Hill, GAMLINGAY	S/3019/18	Full	1	0	0	1	
Gamlingay Pharmacy, 37 Church Street, Gamlingay	S/3020/16	Full	1	0	0	1	
Land to the West of Shenandoah, Park Lane, GAMLINGAY	S/4031/17	Outline	1	0	0	1	Reserved matters to be submitted by January 2021.
49 Mill Street, Gamlingay	S/4142/18	Full	2	0	0	2	
53 CHURCH STREET, GAMLINGAY	S/4531/18	Full	1	0	0	1	
19 Everton Road, The Heath, Gamlingay	S/4546/17	Full	2	0	0	2	
50 Thornton Way, Girton	S/1601/18	Full	1	0	0	1	
1 Thornton Road, Girton	S/1788/18	Full	2	1	0	1	
Girton Womens Institute Hall, High Street, Girton	S/2365/16	Full	3	0	0	3	
14 Cambridge Road, Girton	S/2865/18	Full	0	-1	0	1	
89 and 89a Cambridge Road, Girton	S/3220/18	Full	2	0	0	2	
144 Thornton Road, Girton	S/3245/15	Full	1	0	0	1	
4 Pepys Way, Girton	S/3960/17	Full	1	0	0	1	

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Duck End Farm, Offord Road, GRAVELEY	S/0743/16	Full	1	0	0	1	
Land to rear of Strawberry Farm, Pampisford Road, Abington	S/1433/16	Outline	8	0	0	8	Reserved matters application (S/1213/19/RM) submitted in March 2019.
26 South Road, Abington	S/3755/18	Full	1	0	0	1	
Adjacent to 8 Chalky Road, Great Abington	S/4623/18	Full	1	0	0	1	
Land Between 2 And 4 High Street, Great Eversden	S/0805/18	Full	1	0	0	1	
9 Chapel Road, Great Eversden	S/1689/16	Prior Notification	1	0	0	1	
Reed House, 1 London Road, Great Shelford	S/0108/19	Full	1	0	0	1	
125 Cambridge Road, Great Shelford	S/0274/19 & S/3480/17	Full	9	-1	0	10	
32 Coppice Avenue, Great Shelford	S/0960/18	Full	0	0	0	0	
2A London Road, Great Shelford	S/1014/17	Full	1	0	0	1	
37 Westfield Road, Great Shelford	S/1637/18	Full	0	0	0	0	

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Macaulay Avenue garage block site, Great Shelford	S/1769/17	Outline	3	0	0	3	Full planning application (S/2754/19/FL) submitted in August 2019.
160 Cambridge Road, Great Shelford	S/2175/18	Full	4	0	0	4	
Land to the East of Granhams Farm, Granhams Road, GREAT SHELFORD	S/2449/18	Full	4	0	0	4	
150 Cambridge Road, Great Shelford	S/2516/16	Outline	1	0	0	1	Full planning application (S/1781/19/FL) submitted in June 2019.
275 Hinton Way, Great Shelford	S/2529/18	Full	0	0	0	0	
46 Cambridge Road, Great Shelford	S/3553/18	Full	0	0	0	0	
197 Hinton Way, Great Shelford	S/4707/18	Full	-1	0	0	-1	
24 Coppice Avenue, Great Shelford	S/4733/18	Full	0	0	0	0	
Carpenters Arms, 10 High Street, Great Wilbraham	S/0561/18	Full	1	0	0	1	

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23 Pound Green, Guilden Morden	S/0400/18	Full	1	0	0	1	
Lodge Farm, 2 Silver Street, Guilden Morden	S/1563/17	Full	1	0	0	1	
Land adjoining 11 Dubbs Knoll Road, Guilden Morden	S/1586/17	Outline	2	0	0	2	Reserved matters to be submitted by December 2020.
Land at Spring House, Cold Harbour Farm, Cold Harbour, Ashwell	S/4577/17	Full	1	0	0	1	
Green Knoll Farm, Potton Road, Guilden Morden	S/4749/18	Prior Notification	1	0	0	1	
303 St. Neots Road, Hardwick	S/0629/17	Full	1	0	0	1	
18 Hall Drive, Hardwick	S/1549/15	Outline	1	0	0	1	Reserved matters application (S/1331/19/FL) approved in August 2019.
339 St. Neots Road, Hardwick	S/2665/17	Full	2	0	0	2	
83 High Street, Harlton	S/1410/18	Full	1	0	0	1	
Burnt Farm, High Street, Harlton	S/3367/18	Full	6	0	0	6	
19 Royston Road, Harston	S/0370/17	Full	1	0	0	1	

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Land to the South of Roebourne house, 11 ROYSTON ROAD, HARSTON	S/0774/09	Reserved Matters	1	0	0	1	Material start made.
25 Royston Road, Harston	S/1952/18	Outline	2	0	0	2	Reserved matters to be submitted by July 2021.
Church Street Stores, 21 Church Street, Haslingfield	S/0611/18	Full	1	0	0	1	
115 New Road, Haslingfield	S/2689/15	Full	0	-1	0	1	
67 New Road, Haslingfield	S/3053/18	Full	1	0	0	1	
45 Church Street, Haslingfield	S/3622/16	Full	1	0	0	1	
The Village Hall, Church Road, Hauxton	S/0567/18	Full	1	0	0	1	
63 Fowlmere Road, HEYDON	S/3025/16	Full	1	0	0	1	
Land south of 43 St. Audreys Close, Histon	S/0179/18	Outline	1	0	0	1	Full planning application (S/1829/19/FL) submitted in May 2019.
1 Nuns Orchard, Histon	S/0473/17	Full	1	0	0	1	
1 Garden Walk, Histon	S/0623/18	Outline	2	0	0	2	Reserved matters to be submitted by May 2021.
55 Narrow Lane, Histon	S/1159/17	Full	2	0	0	2	

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Land at Rear of 130 Cottenham Road, Histon	S/1615/18	Full	1	0	0	1	
66-68 Station Road, HISTON	S/2697/17	Full	2	0	0	2	
Land Rear of 8 Cottenham Road, Histon	S/4578/17	Full	1	0	0	1	
Eye Hall Farm, Clayhithe Road, Horningsea	S/3117/18	Full	2	0	0	2	
Land East of Cartref, Cardinals Green, Horseheath	S/1241/18	Prior Notification	1	0	0	1	
1 Limberhurst Court, Haverhill Road, Horseheath	S/2978/16	Full	1	0	0	1	
Land to the rear of 11 Coploe Road, Ickleton	S/0312/18	Outline	1	0	0	1	Reserved matters to be submitted by April 2021.
Harlequin House, 43 Abbey Street, Ickleton	S/4543/17	Full	1	0	0	1	
Railway Vue, 163 Station Road, Impington	S/1767/18	Full	2	0	0	2	
Land at Arbury Orchard, Cambridge Road, Impington	S/2150/05	Reserved Matters	1	0	0	1	
Agricultural Dwelling, Kingston Pastures Farm, Old Wimpole Road, KINGSTON	S/3212/15	Prior Notification	3	0	0	3	
2 Kingston Barns, Bourn Road, KINGSTON	S/3662/18	Prior Notification	1	0	0	1	

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Kingston Pastures Farm, Old Wimpole Road, KINGSTON	S/4133/17	Prior Notification	2	0	0	2	
3 Kingston Wood Farm Cottages, Ermine Way, Arrington	S/4290/18	Full	0	0	0	0	
Buildings at Manor Farm Barn, HIGH STREET, KNAPWELL	S/0554/98	Full	2	1	0	1	
Land between 60-70 High Street, Landbeach	S/3489/18	Full	2	0	0	2	
1 Horseheath Road, Linton	S/0793/18	Full	6	0	0	6	
Mill House, 32 Mill Lane, Linton	S/1035/18 & S/1217/18	Full	2	0	0	2	
1 Rivey Way, Linton	S/1520/16	Full	1	0	0	1	Material start made.
37 Bartlow Road, Linton	S/1892/18	Full	1	0	0	1	
12 Brinkman Road, Linton	S/1907/17	Full	0	0	0	0	
5 Balsham Road, LINTON	S/2440/18	Full	1	0	0	1	
Land adjacent 8 Green Lane, Linton	S/3524/17	Full	1	0	0	1	
13 -15 High Street, Linton	S/4209/18	Full	1	0	0	1	
Land adjacent to The Old Bakery, Church Street, Litlington	S/1730/18	Full	1	0	0	1	Material start made.
Back Cottage, Malting Lane, Litlington	S/2295/18	Full	1	0	0	1	

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Longview, 1 Manor Farm Barns, Cockhall Lane, LITLINGTON	S/3702/18	Reserved Matters	1	0	0	1	
27 Cambridge Road, Abington	S/0261/16	Full	2	0	0	2	
38 Church Lane, Abington	S/2225/16	Full	0	0	0	0	
16 Harlton Road, Little Eversden	S/1331/17	Full	1	1	0	0	
Church Farm, Church Lane, Little Eversden	S/1994/18	Full	1	0	0	1	
Land East of 12 Church Lane, Little Eversden	S/2512/15	Full	1	0	0	1	
The Garage, 66 Main Road, Little Gransden	S/0660/16	Full	1	0	0	1	
Adj to 34 Church Street, Little Gransden	S/0906/17	Outline	1	0	0	1	Reserved matters to be submitted by July 2021.
Land West of 2-8 Church Street, Little Gransden	S/2348/17	Full	1	0	0	1	
34 Church Street, Little Gransden, Sandy, Cambridgeshire, SG19 3DU	S/04757/18	Full	0	0	0	0	
Deeping Cottage, London Road, Six Mile Bottom	S/2320/18	Full	2	0	0	2	
Long Acre, Robins Lane, Lolworth	S/1746/17	Full	1	0	0	1	

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Lyndhurst, Station Road, Longstanton	S/2122/17	Full	1	0	0	1	
Land rear of The Retreat, Fewes Lane, Longstanton	S/2439/18	Full	1	0	0	1	
Land at Hazlewell Farm, Bar Road, Lolworth	S/2894/17	Full	0	-2	0	2	
3 Haddows Close, Longstanton	S/2930/18	Full	3	-1	0	4	
6 St. Michaels, Longstanton	S/3624/18	Full	1	0	0	1	
Ryecroft Nursery, Station Road, Longstanton	S/4679/18	Reserved Matters	1	0	0	1	
Land Adjacent To 2 Railway Cottages, Station Road, Longstanton, CB24 3DS	S/4803/18	Full	1	0	0	1	
48 OLD NORTH ROAD, LONGSTOWE	S/0658/13	Full	0	1	0	-1	
Wrights Farm House, High Street, Longstowe	S/2426/18	Full	1	0	0	1	
The Beeches, 63 High Street, Longstowe	S/3855/17	Full	5	0	0	5	
20 Fordham Way, Melbourn	S/1404/17	Full	1	0	0	1	
1-3 Station Road, Melbourn	S/1597/16	Full	1	0	0	1	
Ruboic, The Flint, Newmarket Road, Heydon	S/1692/14	Full	0	-1	0	1	
45 Water Lane, Melbourn	S/2870/18	Full	1	0	0	1	

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Westfield Orchard, Melbourn Bypass, MELBOURN	S/2972/16	Full	0	0	0	0	
19 Hale Close, Melbourn	S/4035/17	Full	1	0	0	1	
70 Whitecroft Road, Meldreth	S/0241/18	Full	8	0	0	8	
Land adjacent to 27 Howard Road, Meldreth	S/0757/18	Full	1	0	0	1	
Land to rear of 19a & 21a Whitecroft Road, Meldreth	S/0914/18	Reserved Matters	2	0	0	2	
Land Between Burtons and West Way, Off Whaddon Road, Meldreth	S/2939/16	Full	5	0	0	5	
Fenny Lane Farm, Fenny Lane, Meldreth	S/3418/18	Prior Notification	4	0	0	4	
Scrapyard, Chiswick End, Meldreth	S/3529/16	Outline	6	0	0	6	Reserved matters to be submitted by February 2021.
Land Rear of 30 Chiswick End, Meldreth	S/4058/17	Outline	2	0	0	2	Reserved matters to be submitted by June 2021.
2 Cambridge Road, MILTON	S/0278/18	Full	3	0	0	3	
7 High Street, Milton	S/0700/18	Full	2	0	0	2	
26 Cambridge Road, MILTON	S/0819/17	Full	1	0	0	1	
Land at 13 High Street, Milton	S/1196/18	Full	1	0	0	1	

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Land to the rear of 1 Benet Close, Milton	S/2989/17	Outline	1	0	0	1	Full planning permission (S/1999/19/FL) approved in July 2019.
Meadow Farm, Ely Road, Milton	S/3257/18	Full	1	0	0	1	
The Black House, Chesterton Fen Road, MILTON	S/3280/18	Full	0	0	0	0	
57 Longstanton Road, Oakington	S/0994/16	Reserved Matters	1	-1	0	2	
2-4 Water Lane, Oakington	S/1250/18	Full	4	0	0	4	
27-29 LONGSTANTON ROAD, OAKINGTON	S/1349/12	Full	1	0	0	1	
Land adjacent to 13 Station Road, Oakington	S/4786/18	Full	1	0	0	1	
Former Golf Club House, Malton Golf Course, Malton Lane, Meldreth	S/2559/18	Full	1	0	0	1	
Land at 11 Hillside, Orwell	S/4061/17	Full	2	0	0	2	
Garage Site rear of 45 & 47 Meadowcroft Way, Orwell	S/4095/17	Outline	2	0	0	2	Reserved matters to be submitted by June 2021.
Land between 69 & 75 High Street, Orwell	S/4756/18	Full	1	0	0	1	
57 The Lanes, Over	S/0474/17	Full	1	0	0	1	

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45 High Street, Over	S/1224/18	Full	5	0	0	5	
Charter Cottage, Horseware, Over	S/1883/18	Full	1	0	0	1	
3 Longstanton Road, Over	S/2341/18	Full	1	0	0	1	
4 Lowburyholme Road, Over	S/2616/18	Full	1	0	0	1	
Barn off Hitherford, Over	S/4185/17	Prior Notification	1	0	0	1	
Former Community Hall, Ermine Street South, Papworth Everard	S/0151/16 & S/0349/16	Full	2	0	0	2	
Police Station, Ermine Street South, Papworth Everard	S/1400/16	Reserved Matters	2	0	0	2	
Land between Church Lane and Ermine Street South, Papworth Everard	S/2417/16	Prior Notification	-1	0	0	-1	Material start made.
38 Cow Lane, Rampton	S/0304/17	Full	2	0	0	2	
Land at Fox Corner, Rampton Road, Rampton	S/1275/17	Prior Notification	1	0	0	1	
45 King Street, Rampton	S/2632/14	Full	2	0	0	2	
24 Springfield Road, Sawston	S/0705/17	Full	1	0	0	1	
45 High Street, Sawston	S/2572/18	Full	-1	0	0	-1	
Annexe, 1 St. Marys Road, Sawston	S/2811/17	Full	1	0	0	1	
15 Deal Grove, Sawston	S/2849/18	Full	1	0	0	1	
52 High Street, Sawston	S/2979/17	Full	2	0	0	2	

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Rear of 64 & 66 New Road, Sawston	S/4574/17	Full	2	0	0	2	
Land Rear of 80 Meldreth Road, Shepreth	S/0545/18	Full	1	0	0	1	
11 Meldreth Road, Shepreth	S/1033/18	Full	2	0	0	2	
Pithayes, 2 Frog End, Shepreth	S/2351/18	Full	1	0	0	1	
Barns 1/2 Cherry Tree Field, Shepreth Road, SHEPRETH	S/2685/18	Prior Notification	2	0	0	2	
Land North of 7 Angle Lane, Shepreth	S/2786/16	Full	1	0	0	1	
Sunavon, High Street, Shingay Cum Wendy	S/4827/18	Full	0	0	0	0	
Mill Green Meadow, Mill Green, Horseheath	S/2575/17	Prior Notification	1	0	0	1	
Barns south of Lower Cardinals Cottage, Cardinals Green, Horseheath	S/2671/18	Full	1	0	0	1	
The Oaks, Blacksmiths Lane, Shudy Camps	S/4579/17	Full	1	0	0	1	
13 Gog Magog Way, Stapleford	S/0042/17	Full	0	0	0	0	

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57 London Road, Stapleford	S/2338/18	Outline	1	0	0	1	Reserved matters application (S/2695/19/RM) submitted in August 2019.
43 London Road, Stapleford	S/4032/17	Full	1	0	0	1	
33 Bar Lane, Stapleford	S/4426/17	Full	2	0	0	2	
66 Station Road, Steeple Morden	S/0402/18	Prior Notification	1	0	0	1	
19 North Brook End, Steeple Morden	S/1379/18	Prior Notification	1	0	0	1	
130 Hay Street, Steeple Morden	S/2643/18	Full	1	0	0	1	
Land North of BOGS GAP LANE, adj Northbrooke End, Steeple Morden	S/3897/17	Full	2	0	0	2	
100 Middle Watch, Swavesey	S/0714/16	Full	1	0	0	1	
19 Wallmans Lane, Swavesey, CAMBRIDGE, CB24 4QY	S/1048/16	Full	2	0	0	2	
68 Boxworth End, Swavesey	S/1345/17	Prior Notification	1	0	0	1	
LAND TO THE REAR OF 11 School Lane, Swavesey	S/1868/17	Full	2	0	0	2	
10 Boxworth End, Swavesey	S/2553/13	Full	1	0	0	1	

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Land Adjacent to the Cygnus Business Park, Swavesey	S/3022/17	Full	2	0	0	2	
Barn to rear of 126 Boxworth End, Swavesey	S/3797/17	Full	1	0	0	1	
White Willows, Hale Road, Swavesey	S/4057/18	Full	1	0	0	1	
Rosegate Farm, 36 Rose and Crown Road, Swavesey	S/4273/18	Outline	1	0	0	1	Reserved matters to be submitted by January 2022.
New England Farm Road, Tadlow	S/4700/18	Prior Notification	1	0	0	1	
Numbers 1 and 3 Pembroke Way, Teversham	S/2454/18	Full	3	0	0	3	
Land adjacent to 5 Tamarin Gardens, Teversham	S/3116/18	Full	1	0	0	1	
38 High Street, Teversham	S/3312/17	Full	1	0	0	1	
7 Church Road, Teversham	S/4596/17	Full	-1	0	0	-1	
New Barn, Brook Road, Thriplow	S/3534/18	Prior Notification	3	0	0	3	
Land rear of 2 High Street, Toft	S/2716/16	Full	1	0	0	1	
Land adjacent to 80 West Street, Comberton	S/3045/17	Full	1	0	0	1	
Land to the rear of 10A Rosemary Road, Waterbeach	S/0193/19	Full	9	0	0	9	

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Hall Farm Stables, Cambridge Road, Waterbeach	S/0252/15	Full	1	0	0	1	
47 Capper Road, Waterbeach	S/0384/17	Full	1	0	0	1	
3 Primrose Lane, Waterbeach	S/0665/18	Outline	1	0	0	1	Reserved matters to be submitted by April 2021.
37 Way Lane, Waterbeach	S/1086/17	Full	1	0	0	1	
Land adjacent 30 & 32 Burgess Road, Waterbeach	S/1943/18	Full	2	0	0	2	
Land to rear of 31 and 33 Burgess Road, Waterbeach	S/3352/17	Full	2	0	0	2	
Field View Farm, Chittering Drove, WATERBEACH	S/3358/18	Full	0	0	0	0	
Fenland, Bannold Road, WATERBEACH	S/3635/18	Full	0	0	0	0	
14 Bannold Road, Waterbeach	S/4094/17	Full	1	0	0	1	
37 Capper Road, Waterbeach	S/4153/18	Full	1	0	0	1	
1 Flint Cottages, Ely Road, Waterbeach	S/4217/17	Full	1	0	0	1	
Land west of 13 Burton End, West Wickham	S/0507/18	Outline	5	0	0	5	Reserved matters permission (S/0619/19/RM) approved in May 2019.

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47 High Street, West Wickham	S/3212/18	Full	1	0	0	1	
The Meadow, Streetly End, West Wickham	S/3740/17	Outline	1	0	0	1	Reserved matters to be submitted by December 2019.
Adjacent 27 Six Mile Bottom Road, West Wrating	S/3951/17	Full	4	0	0	4	
Mines Park, Chapel Road, Weston Colville	S/1311/16	Full	3	0	0	3	
Homewards, Chapel Road, Weston Colville	S/1359/16	Full	1	0	0	1	
14 Horseshoes Lane, Weston Colville	S/2593/16	Outline	1	0	0	1	Reserved matters to be submitted by January 2020.
32 Royston Road, Whittlesford	S/0461/17	Full	0	0	0	0	
Land at 83, Moorfield Road, Duxford	S/2633/17	Full	2	0	0	2	
Aerodrome Service Station, 38 Royston Road, Whittlesford	S/3209/18	Full	-1	0	0	-1	
Land to the west of 168 Rampton Road, Willingham	S/0595/17	Full	2	0	0	2	
Foxes Meadow, Priest Lane, Willingham	S/0671/18	Reserved Matters	0	0	0	0	

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Land Between Shepherds Court & 29 Schole Road, Willingham	S/1238/17	Outline	8	0	0	8	Reserved matters application (S/2760/19/RM) submitted in July 2019.
Adj Highgate Farm, Over Road, Willingham	S/1836/18	Reserved Matters	1	0	0	1	
Adjacent 167 Station Road, Willingham	S/2112/17	Outline	2	0	0	2	Reserved matters to be submitted by March 2021.
178 Station Road, Willingham	S/2620/16	Outline	1	0	0	1	Reserved matters to be submitted by February 2020.
Middle Fen Cottage, Earith Road, Willingham	S/2621/16	Full	0	-1	0	1	
74 Fen End, Willingham	S/2700/16	Full	2	0	0	2	
Land West of 120 Rampton Road, Willingham	S/2828/17	Outline	1	0	0	1	Reserved matters permission (S/2165/19/RM) approved in August 2019.
Rear of 17-19A Green Street, Willingham	S/3032/16	Outline	2	0	0	2	Reserved matters to be submitted by January 2020.
Rear of 130 Rampton Road, Willingham	S/4070/18	Full	1	0	0	1	

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124 Rampton Road, Willingham	S/4280/17	Outline	1	0	0	1	Reserved matters permission (S/1627/19/RM) approved in July 2019.
132 Rampton Road, Willingham	S/4413/18	Reserved Matters	1	0	0	1	
71 Cambridge Road, Wimpole	S/3706/18	Full	1	0	0	1	
Lazy Dayz, 113 Cambridge Road, Wimpole	S/4223/17	Full	1	0	0	1	
121 Cambridge Road, Wimpole	S/4225/17	Full	1	0	0	1	
TOTAL			528	-3	0	531	A lapse rate of 10% for non-delivery has been applied, therefore 478 dwellings anticipated from these sites.