



## Chapter 5

# Development Needs in Cambridge and South Cambridgeshire





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- 5.1. The Councils must set targets in their Local Plans for levels of housing and employment development in their areas up to 2031. The National Planning Policy Framework (NPPF) makes clear that Councils must use their evidence base to set targets that meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF. We must make sure that we plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Given the strong relationship between Cambridge and South Cambridgeshire, the Councils are using this second Issues and Options consultation to draw together the development needs of each area and consider the implications they have for achieving a sustainable development strategy and to review development needs in the context of the latest evidence.
- 5.2. The successful Cambridge economy, with its focus on high tech and bio-tech industries, is a strong driver for growth in the area, with key employment locations in and close to Cambridge in both Councils' areas. To remain successful and maintain the high quality of life, our Local Plans need to continue to provide positively for economic growth and for those jobs to be supported by provision of new homes in locations accessible to the new jobs. At the same time, it is important to achieve the right balance and protect what makes the area so special to ensure that the current high quality of life is maintained for existing and future residents.
- 5.3. The predicted rate of jobs growth is such that people will move to the area to take up work. If the jobs come without new homes, there will be longer commuting and more congestion on our roads. To make sure we plan for sustainable development, those homes need to be located as close as possible to the new jobs and in areas where there is good access to the jobs without having to rely on the private car so that congestion and emissions are minimised. Those are key objectives of both Councils and also a requirement of the NPPF.
- 5.4. The Councils consulted in Summer 2012 in their respective Issues and Options consultations on options for the housing and jobs targets for their Local Plans. These consultations recognised the strong functional relationship between Cambridge and South Cambridgeshire and the need for the Councils to work closely together to plan for the needs of the wider Cambridge area.
- For new jobs, we each looked at the evidence available to identify high, medium and low options for jobs and both Councils drew on forecasts from the Local Economy Forecasting Model (LEFM) prepared jointly for the Cambridgeshire Councils. The model is preferred by the Councils to the East of England Forecasting Model prepared for the County Council on the

basis that it is an economic led model that looks at a wide range of individual industries and the different relationships that exist between them and takes local circumstances more directly into account. As a result, the forecasts are considered to be more realistic. The medium options are those most likely to be delivered according to the forecasts, whilst the low and high options allow for the effects of the national economy performing better or worse than expected.

- For new homes, South Cambridgeshire consulted on the number of new homes that the forecasts and other evidence suggest would need to be provided to support the new jobs target options, so there is a close relationship between the medium jobs target option and the medium housing target options for example. Cambridge drew on its Housing and Employment Technical Paper which outlined a range of sources that look at development needs, which indicated a range of figures between 9,000 and 14,000 homes. In view of the tightly drawn administrative boundary, consideration was also given to the physical capacity of the city and compared with the range of needs identified. The City Council consulted on target options based on capacity in the urban area of Cambridge, the draft regional plan figure that the City Council had previously supported (and had undertaken to consider as part of the Local Plan review), a higher option based on the lower end of capacity in the broad locations in the Green Belt being consulted on, and a high option which was the maximum capacity in the broad locations in the Green Belt (essentially building on all of the land in the Green Belt within the administrative area of Cambridge).

5.5. The targets options we have already consulted on for jobs and homes are set out in the tables below, and the total across both areas is included:

<b>OPTIONS FOR JOBS</b>	<b>Cambridge</b>	<b>South Cambridgeshire</b>	<b>Cambridge and South Cambridgeshire</b>
<b>Low</b>	10,000	14,000	24,000
<b>Medium</b>	15,000	23,100	38,100
<b>High</b>	20,000	29,200	49,200

<b>OPTIONS FOR HOMES</b>	<b>Cambridge</b>	<b>South Cambridgeshire</b>	<b>Cambridge and South Cambridgeshire</b>
<b>Low</b>	12,700	18,500	31,200
<b>Medium</b>	14,000	21,500	35,500
<b>High</b>	21,000	23,500	44,500
<b>Very High</b>	25,000	-	-

- 5.6. Cambridgeshire County Council Research and Performance Team is looking in detail at population, housing and employment forecasts for the Strategic Planning Unit on behalf of the Cambridgeshire Councils. It will look at the available evidence from official statistics, local data and sub-regional forecasting models and take account of the 2011 Census population figures. It will analyse all available data and inform an update to the Strategic Housing Market Assessment (SHMA), to which the Government now requires Councils to look when setting their housing targets and help the Councils identify appropriate levels of provision to be planned for in their Local Plans to 2031.

