

Appendix 13: Member and Officer Arrangements relating to Northstowe

- A13.1 Northstowe is being guided through a clear structure of member (councillor) and officer involvement, which is underpinned and informed by a robust project management set up that has been created specifically to deliver the new town. There is also an effective working relationship with the delivery partners.
- A13.2 When the Northstowe Planning Application process restarted in 2011, a robust structure was put in place to ensure that Northstowe could be delivered effectively. This included establishing a Planning Performance Agreement, and setting up the Northstowe Joint Delivery Team, which brings together a range of officers including town, transport and education planners with urban designers and partnership officers from the District and County Council. The Northstowe Project Board was established to oversee delivery, and the Northstowe Joint Development Control Committee was setup in order to determine applications for the new town.

Northstowe Project Board

- A13.3 The Northstowe Project Board comprises Directors from the District and County Councils, across a range of service areas. Meetings are held monthly. The Project Board receives updates on the development phases and gives guidance on the proposals, through the joint Northstowe team leader to the operation team of officers from CCC and SCDC. It also considers the strategic role of Northstowe and is working on the delivery partnership proposals and investment opportunities.
- A13.4 Reporting to the Board, a series of thematic working groups have been established to address specific areas of work, such as Public Services, drainage and transport. These groups have multi agency input, and draw in relevant agencies, such as the Environment Agency.

Northstowe Steering Group

- A13.5 A forum for the local authorities, Gallagher and the HCA, considers strategic and occasionally operational matters (such as community engagement) of mutual interest to all the partners and across the phases. Its meetings are timed to coincide with Project Board.

Northstowe Joint Development Control Committee

- A13.6 The Joint Development Control Committee (NJDCC) comprises six Members from South Cambridgeshire District Council and four Members from Cambridgeshire County Council, and normally meets on a monthly basis. The Committee has delegated authority for discharging certain functions of the two Councils, including the power to determine planning applications in respect of major developments falling within the defined area of Northstowe. Additionally, the NJDCC oversees the authorities' negotiations of Section 106 agreements. The NJDCC was first set up in 2007 and the Terms of Reference were updated in August 2011. The chair of this committee is a South Cambridgeshire Cabinet member.
- A13.7 A Development Framework Document was agreed in 2012, providing a strategic vision for the settlement and a framework for the phase 1 application. The Committee resolved to grant the phase 1 planning application in 2012, and the section 106 was completed in April 2014, and development is due to start on site imminently. The

phase 2 application was submitted in August 2014, and is currently being considered, and due to go to the NJDCC in March 2015 on an accelerated programme.

Planning Performance Agreements (PPAs)

A13.8 Planning Performance Agreements are used on strategic projects and incorporate agreed project milestones and target determination dates, with the aim of identifying any issues to be addressed at an early stage, thereby front-loading as much work as possible to pre-application stage. Where possible, this includes discharges of key outline permission conditions. This enables the formal application process to be as streamlined as possible and timely starts on site to occur to facilitate delivery.

A13.9 For Northstowe, phase 1 and phase 2 are both subject to PPAs that include South Cambridgeshire District Council and the County Council, The phase 1 PPA was effective, and the Phase 2 PPA is also on course to deliver timely determination of the application.

Northstowe Parish Forum

A13.10 The Northstowe Parish Forum was set up in 2009, and includes County, District and Parish Councillors who represent the communities that surround Northstowe. The forum provides an opportunity to discuss issues related to the development of the new town.

Northstowe Community Forum

A13.11 The Northstowe team runs events and activities to support community involvement in the development of the new town. This includes regular Saturday drop-in events in the villages nearest to Northstowe, and issues newsletters, delivered alongside the Parish Magazines.

A13.12 A forum has recently been established to enable local residents to learn about the Northstowe proposals. It will meet quarterly.

HCA Northstowe Delivery Board

A13.13 The HCA Delivery Board considers matters related to the delivery and development of the new town. Links to the Government are strong, as the meeting is attended by representatives of the CLG. Meetings are also attended by senior officers from SCDC and CCC.

Appendix 14: Assessment of Existing and Proposed Allocations in South Cambridgeshire

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- Bourn Airfield New Village
- Cambourne West

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- Dales Manor Business Park, Sawston
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- Land north of Impington Lane, Impington
- Land west of New Road, Melbourn
- Green End Industrial Estate, Gamlingay
- Land at Bennell Farm, West Street, Comberton
- East of Rockmill End, Willingham

New Local Plan Allocations: Parish Council Proposals

- Linton Road, Great Abington
- High Street/Pampisford Road, Great Abington

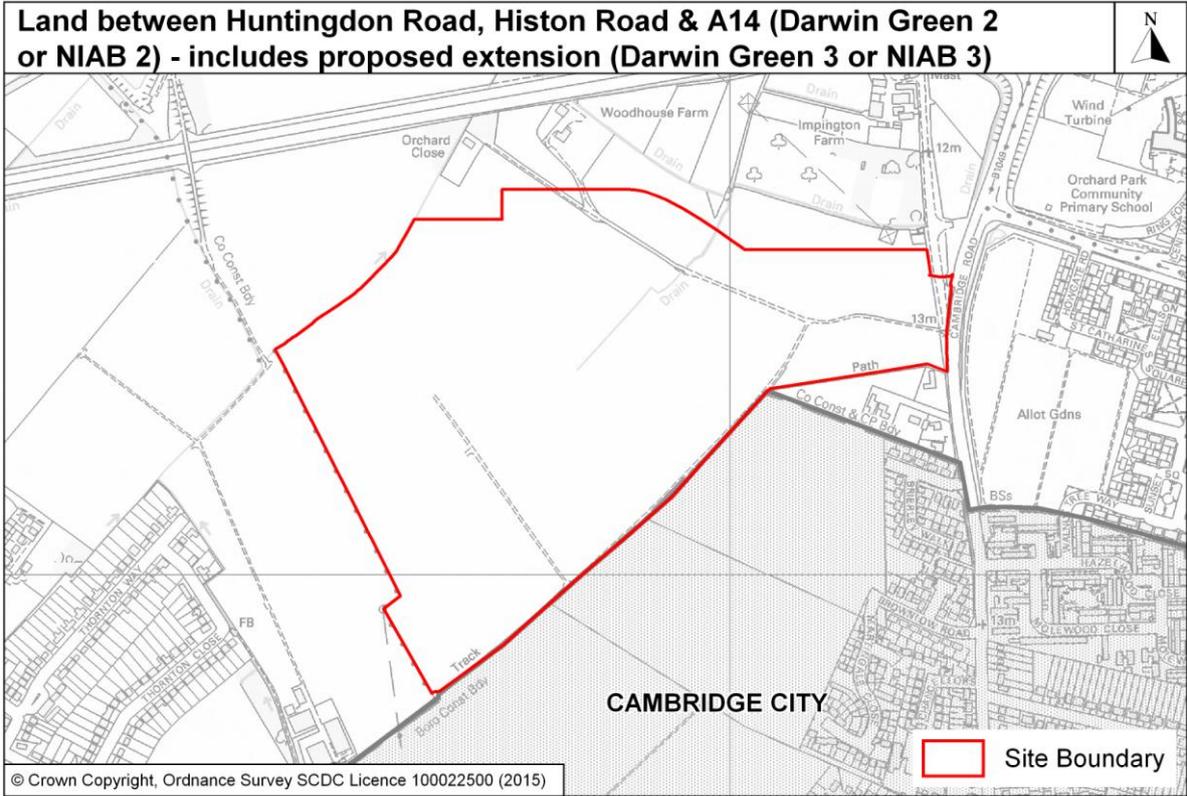
- Bancroft Farm, Little Abington
- Toseland Road, Graveley

Adopted Allocations without Planning Permission: Edge of Cambridge

Location:		Cambridge East	
Proposed development including number of dwellings:	Major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City with a capacity of 10,000 to 12,000 dwellings.		
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	135 dwellings	
	In remainder of Plan Period (2014-2031):	1,410 dwellings (2017-2028) including 135 dwellings in the Five Year Supply period	
Planning permission / allocated:	<p>S/2296/14 (outline, two dwellings following demolition of existing garage) – submitted in October 2014.</p> <p>S/2682/13 (North of Newmarket Road - Wing development, outline, up to 1,300 homes, a primary school, a food store, community facilities, open spaces, landscaping and associated infrastructure) – submitted in December 2013</p> <p>Local Plan (submitted March 2014) – Policy SS/3</p> <p>Cambridge East Area Action Plan – adopted February 2008</p>		
Previous or current use:	Agricultural land, Cambridge Airport and associated buildings, and a mix of car showrooms, industrial, office and storage buildings		
Info from landowner /	North of Newmarket Road (Marshall) - Housing Trajectory Questionnaire (7 August 2014):		

<p>developer / agent:</p>	<ul style="list-style-type: none"> • site is available immediately; • phasing of development takes account of required business relocations from North Works and archaeology; and • estimate that development will start on site in 2017 and be completed in 2027/2028. <p>North of Cherry Hinton (White Family & Marshall) – Housing Trajectory Questionnaire (30 July, 7 August and 11 September 2014):</p> <ul style="list-style-type: none"> • site is available immediately and the development is viable; • gas pipeline crosses the site which needs to be relocated or the development designed around it; • estimate that development will start on site in 2017 and be completed in 2021; • estimate that Marshall land could deliver 20 dwellings and White Family land could deliver 130 dwellings in South Cambridgeshire; and • anticipate that planning application for southern part of the site will be submitted in early 2015. <p>North of Cherry Hinton (White Family) – revised Housing Trajectory Questionnaire (21 October 2014, after publication of housing trajectory):</p> <ul style="list-style-type: none"> • estimates that White Family land could deliver 92 dwellings in South Cambridgeshire.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>Cambridge Airport: 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 Local Plan (submitted in March 2014) proposes that land at Cambridge Airport is safeguarded as a strategic reserve of land to be developed at a later date. As no housing is expected to be delivered on the Airport site before 2031, no allowance is made for housing in the housing trajectory.</p> <p>North of Newmarket Road: the landowner has indicated that, subject to securing outline planning permission in early 2015, construction is anticipated to start on site in 2017, with the first 85 homes completed in 2018-2019. It is anticipated that the development would be completed in 2027-2028.</p> <p>North of Cherry Hinton: this site is allocated in both Councils Local Plans (submitted in March 2014) and is expected to deliver a total of approximately 460 dwellings of which approximately 110 homes would be delivered in South Cambridgeshire. The dwelling totals and associated housing densities in the Local Plans are preferred to those proposed in the recent housing trajectory questionnaire returns for this site, which are considered to be too high for the northern part of the site and too low for the southern part of the site. Pre-application discussions are in progress with both landowners. The two landowners have indicated that development could start on site in 2017 and be completed in 2021. Marshall anticipates that an outline planning application for land in their ownership will be submitted in early 2015.</p>
<p>Other comments:</p>	

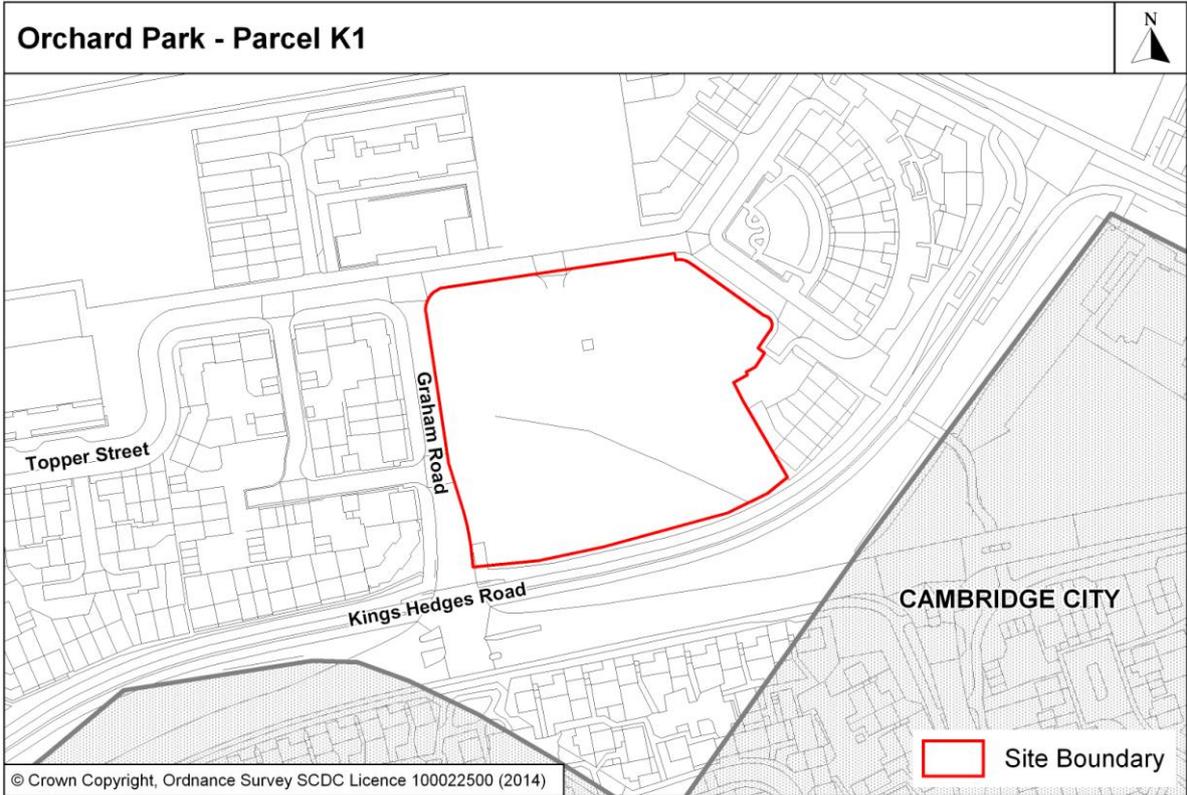
Location: Land between Huntingdon Road, Histon Road & the A14 (Darwin Green 2 or NIAB 2) – includes proposed extension (Darwin Green 3 or NIAB 3)



<p>Proposed development including number of dwellings:</p>	<p>Housing-led extension to Cambridge including a secondary school to serve development in the whole of the north-west part of Cambridge. A small extension is being proposed for allocation through the Local Plan (submitted in March 2014), making the total number of dwellings for the site approximately 1,000 dwellings.</p> <p>There has been a change to the notional capacity of the site from that proposed in the Site Specific Policies DPD (adopted in January 2010) to take account of concerns that the higher figure could result in densities that are too high and not compatible with achieving a high quality development on this edge of Cambridge.</p>	
<p>Number of dwellings anticipated</p>	<p>In Five Year Supply period (2014-2019):</p>	<p>75 dwellings</p>
<p>Planning permission / allocated:</p>	<p>In remainder of Plan Period (2014-2031):</p>	<p>1,000 dwellings (2018-2026) including 75 dwellings in the Five Year Supply period</p> <p>Planning permissions granted for temporary vehicular access, temporary haul roads to serve the adjacent development within the City, foul pumping station, dual intake substation and gas governor, and formation of vehicular, pedestrian and cycleway access from Histon Road.</p> <p>Local Plan (submitted March 2014) – Policy SS/2</p> <p>Site Specific Policies DPD (adopted in January 2010) – Policy SP/2.</p>
<p>Previous or</p>	<p>Agricultural land.</p>	

current use:	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (5 September 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • estimate that development will start on site in late 2018 (linked to delivery of Darwin Green 1) and be completed in late 2027; and • anticipate the site will deliver 1,200 dwellings. <p>Representations to Proposed Submission Local Plan (July 2013) – REP 59496: <i>“Whilst the principles contained within proposed Policy SS/2 ... together with the supporting text ... are acceptable, a number of changes are proposed to ensure that the policy basis for the allocation is sound in that what it seeks to achieve is both deliverable and realistic”.</i></p>
Commentary on delivery in AMR 2013-2014:	<p>Pre-application discussions are in progress and it is anticipated that construction will start in 2018. The agent anticipates that the site (with the proposed small extension included in the Local Plan) will deliver 1,200 dwellings. The Council has taken a more cautious approach in the housing trajectory to reflect its concerns regarding density and place making. The predicted annual housing completions for both NIAB 2 (Darwin Green 2) and NIAB 3 (Darwin Green 3) have been combined in the housing trajectory.</p>
Other comments:	

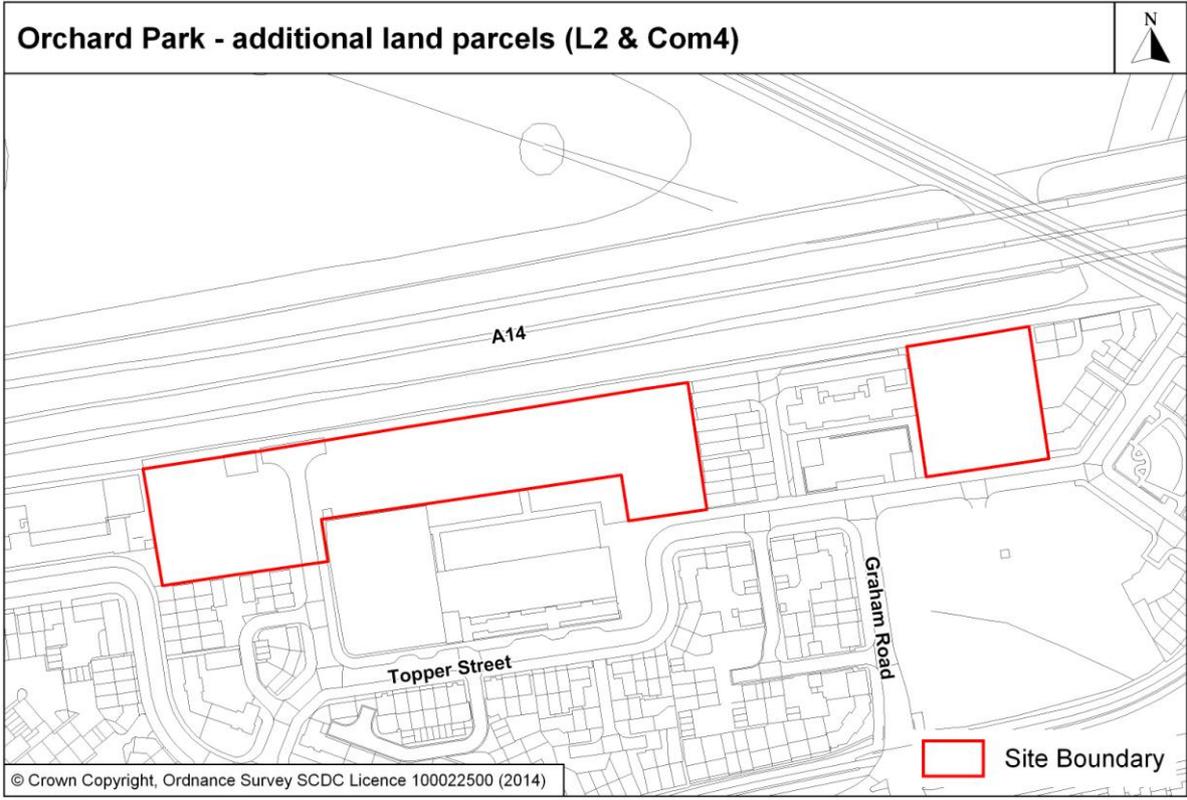
Location: Orchard Park – Parcel K1



Proposed development including number of dwellings:	40 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	40 dwellings
	In remainder of Plan Period (2014-2031):	40 dwellings (2015-2016), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	S/2725/14 (outline, 38 passivhaus dwellings and ancillary facilities including common house and communal gardens) – submitted in November 2014 Local Plan (submitted March 2014) – Policy SS/1 Site Specific Policies DPD (adopted in January 2010) – Policy SP/1.	
Previous or current use:	Agricultural land.	
Info from landowner / developer / agent:	Housing Trajectory Questionnaire (21 July 2014): <ul style="list-style-type: none"> • Cambridge Co-Housing Project; • site is available immediately; • estimate that development will start on site in February 2015 and be completed in March 2016; and • anticipate the site will deliver around 40 dwellings. 	
Commentary on delivery in	The outline planning permission for the site has now lapsed and Parcel K1 is the only remaining parcel without detailed planning permission. Discussions	

AMR 2013-2014:	are on-going to bring forward this site for self-build through the Cambridge Co-Housing Project. It is anticipated that a planning application will be submitted in Autumn 2014. Subject to planning permission, the agent anticipates that construction will start in early 2015 and that the development will be completed in March 2016.
Other comments:	

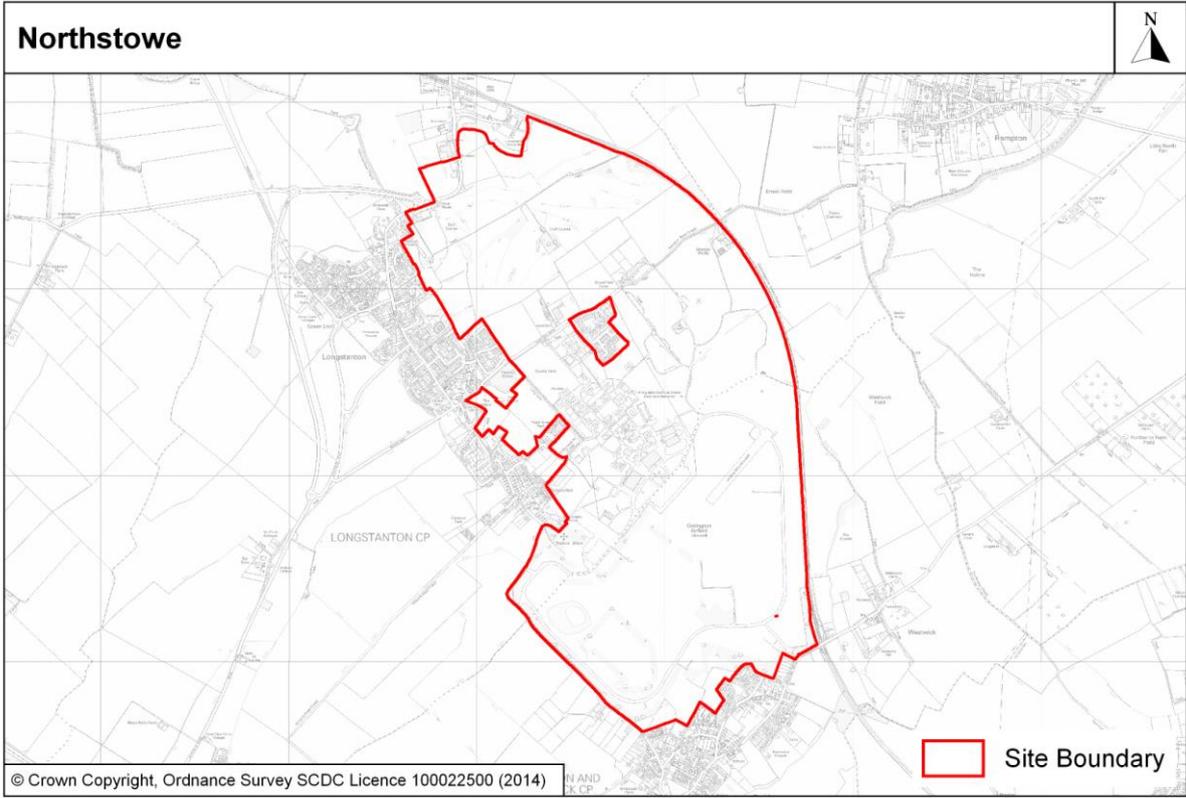
Location: Orchard Park – additional land parcels (L2 & Com4)



Proposed development including number of dwellings:	80 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	80 dwellings
	In remainder of Plan Period (2014-2031):	80 dwellings (2016-2018), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	<p>S/2975/14 (parcel Com4, outline, 42 apartments and 82 units for an Apart/Hotel with a restaurant and gym facilities) – submitted in December 2014</p> <p>S/2248/14 (parcel Com4, outline, 132 apartments) – submitted in September 2014</p> <p>S/1760/14 (parcel L2, outline, 15 townhouses) – submitted in July 2014</p> <p>Local Plan (submitted March 2014) – Policy SS/1</p> <p>Site Specific Policies DPD (adopted in January 2010) – Policy SP/1</p>	
Previous or current use:	Agricultural land.	
Info from landowner /	Housing Trajectory Questionnaire (25 July 2014): <ul style="list-style-type: none"> • site is available immediately; 	

developer / agent:	<ul style="list-style-type: none"> • development is achievable and viable, subject to planning obligations; • revised scheme since previous housing trajectory, now anticipating 15 townhouses and 132 apartments; • estimate that development will start on site in 2016-2017 and be completed in 2018-2019.
Commentary on delivery in AMR 2013-2014:	<p>The Site Specific Policies DPD (January 2010) anticipated that these two sites could provide 80 dwellings and design criteria for these two sites are included in the Orchard Park Design Guidance SPD (March 2011). The proximity of these two sites to the A14 means that noise and air quality constraints will influence the design and layout of the sites, and mitigation measures will need to be agreed through the planning application process.</p> <p>The landowner has submitted outline planning applications for 15 townhouses on parcel L2 (S/1760/14) and 132 apartments on parcel Com4 (S/2248/14). Together the landowner's proposals for these two parcels would provide 67 additional dwellings compared to the number anticipated in the Site Specific Policies DPD, however until planning permission is granted, the Council is only relying on these two sites providing 80 dwellings. The landowner anticipates that development could start on site in 2016-2017.</p>
Other comments:	

Adopted Allocations without Planning Permission: New Settlements

Location:	Northstowe	
		
Proposed development including number of dwellings:	New settlement of up to 10,000 dwellings.	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	795 dwellings (phase 1 = 745 dwellings, phase 2 = 50 dwellings)
	In remainder of Plan Period (2014-2031):	5,595 dwellings (2015-2031), including 795 dwellings in the Five Year Supply period (additional 4,405 dwellings post 2031)
Planning permission / allocated:	<p>S/2011/14 (outline, phase 2 comprising up to 3,500 dwellings, a secondary school, two primary schools, a town centre and sports hub) – submitted in August 2014.</p> <p>Phase 1 reserved matters planning permissions granted for earthworks, pumping stations, primary roads, busway and access.</p> <p>S/0388/12 (outline, phase 1 comprising up to 1,500 dwellings, primary school, local centre, employment uses, recreational space and landscaped areas, and infrastructure) – granted in April 2014.</p> <p>S/0390/12 (Development Framework Document containing a refreshed master plan and development principles for Northstowe) – the Northstowe</p>	

	<p>Joint Development Control Committee in July 2012 endorsed (with some revisions) the site wide masterplan as a material planning consideration for all subsequent planning applications.</p> <p>Northstowe Area Action Plan (adopted in July 2007).</p>
Previous or current use:	Agricultural land, former barracks and airfield, and golf course.
Info from landowner / developer / agent:	<p>Phase 1 (Gallaghers) - Housing Trajectory Questionnaire (15 August 2014):</p> <ul style="list-style-type: none"> • site is available immediately and is achievable and viable; • estimate that development will start on site in Autumn 2014 and the housing will be completed in 2022-2023; and • housing trajectory is based on 4 or 5 housing outlets operating at the peak rate of completions, an improving housing market, delivery of key infrastructure on site from the first occupation, and rates of completions at or just above those quoted in other housebuilders annual / corporate reports. <p>Phase 2 and later phases (HCA) – Housing Trajectory Questionnaire (8 October 2014):</p> <ul style="list-style-type: none"> • expected decision date for phase 2 planning permission is October 2015; • majority of phase 2 will be constrained by programme to improve the A14; • early enabling works planned for early 2016 with first housing completions in 2018-2019; • estimates that housing will be completed on phase 2 in 2028-2029; and • housing trajectory has been put together following advice from property advisors and reflects that there will be numerous outlets selling homes simultaneously.
Commentary on delivery in AMR 2013-2014:	<p>Phase 1: work has commenced on archaeological investigations and work is expected to start on the infrastructure and earthworks in Autumn 2014. The landowner anticipates that the construction of phase 1 will be completed in 2022-2023.</p> <p>Phase 2: the landowner anticipates that the enabling works for the construction of phase 2 and the later phases (which will provide approximately 8,500 dwellings) will start in early 2016, with the first 50 dwellings completed in 2018-2019. The landowner has indicated that the majority of phase 2 will be constrained until improvements have been made to the A14. It is anticipated that the Highways Agency will submit the Development Consent Order for the A14 improvements to the Planning Inspectorate in Autumn 2014</p>
Other comments:	The Government announced in the Autumn Statement ¹ and also as part of its National Infrastructure Plan 2014 ² that it will trial a new delivery model at Northstowe, in partnership with the Homes and Communities Agency, that will

¹ Autumn Statement by HM Treasury: <https://www.gov.uk/government/topical-events/autumn-statement-2014>, paragraph 1.136

² National Infrastructure Plan (December 2014): https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/381884/2902895_NationalInfrastructurePlan2014_acc.pdf, paragraph 2.16

support the construction of new homes up to twice as fast as the conventional development route. If this pilot project is successful, there is potential for a significant number of additional homes at Northstowe to be delivered in the plan period. At this stage, the Council is not proposing any change to the housing trajectory and any acceleration of delivery would provide additional flexibility for the Plan. It also helps give additional confidence about the delivery of the numbers included in the trajectory.

It is anticipated that the planning application for phase 2 that was submitted in August 2014 will be considered by the Northstowe Development Control Committee in March 2015 on an accelerated timetable.

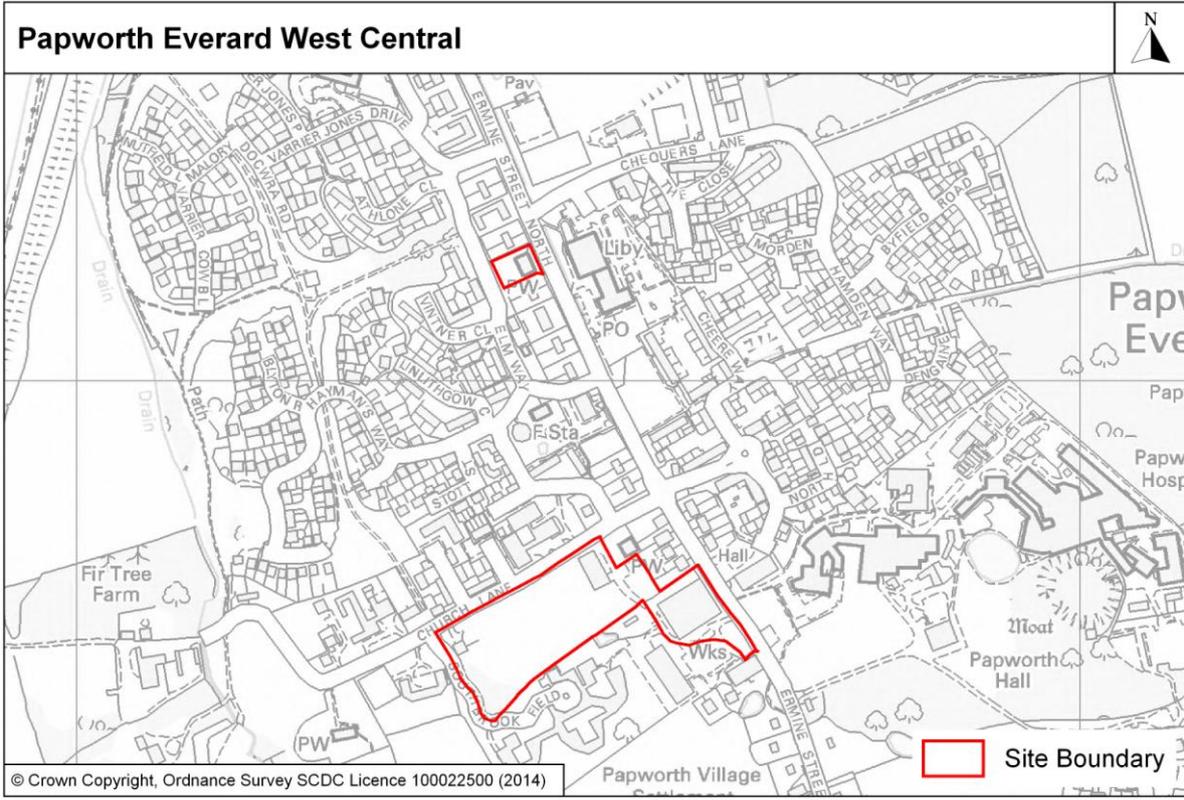
Representations 61453, 59767, 60875 amongst others anticipate a lower annual rate of delivery at Northstowe and other new settlements than is shown in the housing trajectory. Reference is made to the 2005 study 'Housing Delivery on Strategic Sites' by Buchanan. Whilst the Buchanan study findings that sites of over 1000 dwellings have tended to deliver around 350 dpa over the whole build period are not disputed as a general finding, however, this needs to be reviewed in the context of some very large sites in the Cambridge area, particularly Northstowe and Waterbeach new towns which will effectively have the characteristics of several large sites grouped together, and if construction takes place on different parts of the overall site, it is reasonable that they may be able to achieve this sort of rate on each part of the site that is under construction.

Adopted Allocations without Planning Permission: Village Sites

Location:		Fulbourn & Ida Darwin Hospitals	
Proposed development including number of dwellings:	Redevelopment for housing with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. The site could provide up to 275 dwellings.		
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	180 dwellings	
	In remainder of Plan Period (2014-2031):	230 dwellings (2016-2020), including 180 dwellings in the Five Year Supply period	
Planning permission / allocated:	<p>S/1066/13 (development brief for the redevelopment of the Ida Darwin Hospital site) – Council's planning committee in June 2014 endorsed the development brief as a material consideration for all subsequent planning applications</p> <p>S/1066/13 (outline, redevelopment of the Ida Darwin Hospital site with up to 180 dwellings, a 70 unit extra care facility with open space following the demolition of existing buildings on site) – refused in July 2014 [Council's planning committee in June 2014 refused the outline planning application due to the absence of any appropriate community facilities]</p> <p>Site Specific Policies DPD (adopted in January 2010) – Policy SP/9.</p>		
Previous or current use:	Medical related facilities and accommodation.		
Info from	Housing Trajectory Questionnaire (28 July 2014):		

landowner / developer / agent:	<ul style="list-style-type: none"> • site is not available immediately as existing users on site will have to be relocated; • development is achievable and viable; • site cannot now accommodate 275 dwellings due to decisions taken by the Council and therefore unlikely that the site will be able to accommodate any more than 230 dwellings; • estimate that development will start on site in 2016 at the earliest, and be completed in 2020; • reduced scale of extra care housing is assumed and is expected to be completed alongside 'traditional' housing in year 2; and • applicant is reviewing position following refusal of planning permission.
Commentary on delivery in AMR 2013-2014:	<p>The agent advises that following the refusal of planning permission the landowner is reviewing the way forward, however due to the discussions undertaken during the consideration of the planning application it is unlikely that the site will be able to accommodate any more than 230 dwellings. The agent also advises that subject to securing planning permission, the earliest development could start on site is 2016.</p>
Other comments:	<p>The Cambridge and Peterborough NHS Foundation has now appointed a new planning agent to take forward the development and therefore the scheme and timetable for delivery is being reconsidered. Initial discussions indicate that this development will not provide 180 dwellings within the five year supply period (2014-2019) as included in the published housing trajectory included in the AMR 2013-2014; however the redevelopment is still deliverable in the plan period. It is at present unclear how many (if any) dwellings will be provided within the five year supply period.</p>

Location: Papworth Everard West Central



Proposed development including number of dwellings:	Mixed-use redevelopment to enhance the village centre.	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	67 dwellings
	In remainder of Plan Period (2014-2031):	67 dwellings (2015-2018), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	<p>Land south of Church Lane: S/0623/13 & S/0624/13 (outline planning application for the erection of up to 58 dwellings and open space and full planning application for 8 units for either housing or business use, conversion and reuse of building for a brewhouse, a bakery and community rooms, and car parking, open space and landscaping) – granted in October 2014.</p> <p>Catholic Church site: S/2196/13 (full, erection of a dwelling and the renovation of the church building) – refused in August 2014 as the applicant failed to provide contributions towards community facilities and public open space necessary to make the development acceptable in planning terms.</p> <p>Site Specific Policies DPD (adopted in January 2010) – Policy SP/10(2).</p>	
Previous or current use:	<p>Land south of Church Lane: “Vacant printworks buildings” and “a vacant two storey dwelling, a block of garages and the disused Tallyn Work centre”. [Committee Report for S/0623/13, September 2013]</p>	

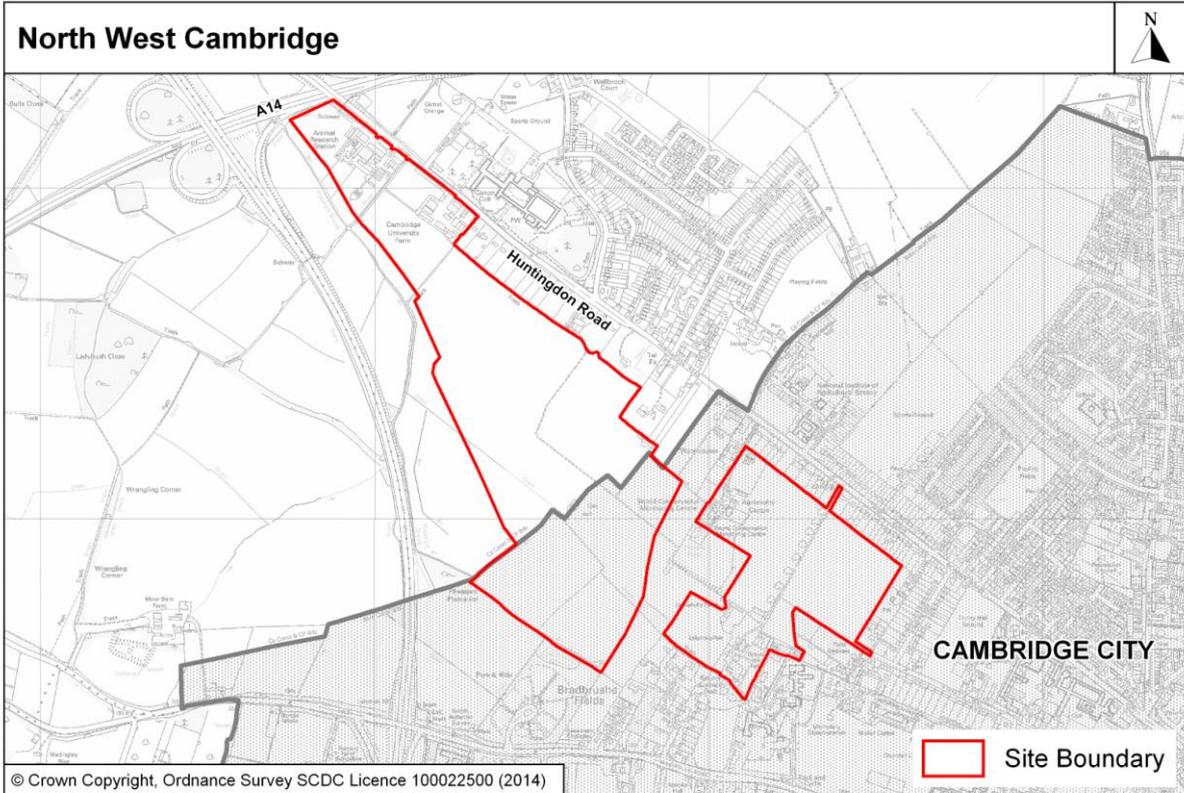
	Catholic Church site: catholic church and grounds.
Info from landowner / developer / agent:	<p>Land south of Church Lane – Housing Trajectory Questionnaire (28 July 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; and • estimate that development will start on site in 2015 and be completed in 2018. <p>Catholic Church site – Housing Trajectory Questionnaire (9 July 2014):</p> <ul style="list-style-type: none"> • resubmission of planning application is likely in Spring 2015; and the site will become available for development in Summer 2015.
Commentary on delivery in AMR 2013-2014:	<p>Land south of Church Lane: the s106 agreement is being progressed and the agent anticipates that construction could start in 2015 and be completed by 2018.</p> <p>Catholic Church site: the agent anticipates that a new planning application for a dwelling will be submitted in Spring 2015. It is unclear exactly when construction will start, however it is reasonable to assume the site will be completed within five years.</p>
Other comments:	

Existing Planning Permissions: Edge of Cambridge

Location:	Trumpington Meadows	
Proposed development including number of dwellings:	Housing-led mixed-use development on the edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The site is expected to deliver 1,200 dwellings, with approximately half in South Cambridgeshire.	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	439 dwellings
	In remainder of Plan Period (2014-2031):	589 dwellings (2014-2020), including 439 dwellings in the Five Year Supply period
Planning permission / allocated:	<p>S/0160/11 (reserved matters, 29 dwellings, phase 1) – granted August 2011</p> <p>S/1113/10 (reserved matters, country park) – granted November 2010</p> <p>S/0054/08 (outline, demolition of existing buildings and structures and redevelopment for approx 600 dwellings, primary school, recreation / leisure uses, community and other local facilities and infrastructure) – granted October 2009</p> <p>Cambridge Southern Fringe Area Action Plan (adopted February 2008) [covers the part of the site within South Cambridgeshire]</p>	
Previous or current use:	Office buildings, glasshouses, seed processing building, car parking and hardstandings.	
Info from landowner /	Housing Trajectory Questionnaire (6 August 2014): <ul style="list-style-type: none"> • site is available immediately; 	

developer / agent:	<ul style="list-style-type: none"> • development is achievable and viable; • construction already started; • estimate that development will be completed in 2020; and • have increased construction rate due to high demand from buyers.
Commentary on delivery in AMR 2013-2014:	Construction of phase 1 is underway. Pre-application discussions are underway for the next phases of the development. The developer anticipates that the phases in South Cambridgeshire will be completed in 2020.
Other comments:	

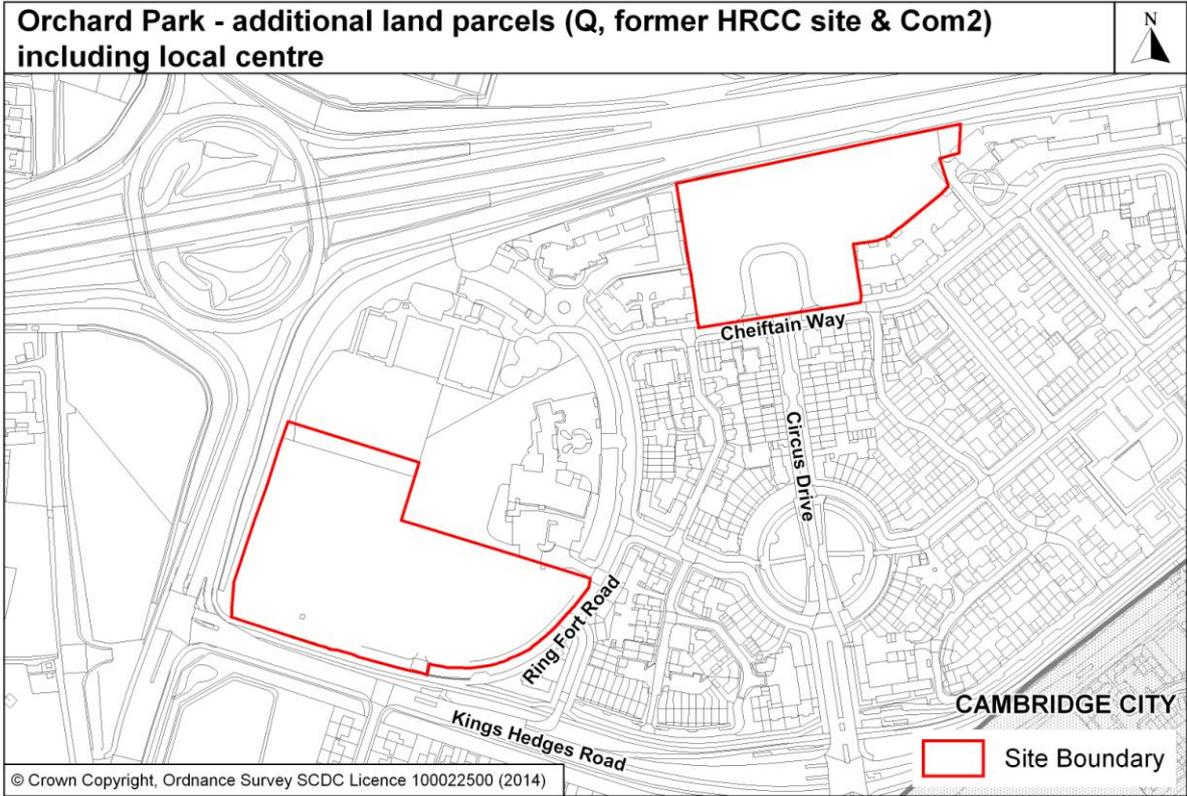
Location: North West Cambridge



Proposed development including number of dwellings:	Development will be predominantly for the long-term needs of Cambridge University. This will include 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing. The site as a whole is expected to deliver 3,000 dwellings plus 2,000 student units.	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	390 dwellings
	In remainder of Plan Period (2014-2031):	1,155 dwellings (2015-2024), including 390 dwellings in the Five Year Supply period
Planning permission / allocated:	Reserved matters planning permissions granted for 325 post graduate bed spaces, primary school, 70 residential units, and car and cycle parking and for infrastructure. S/1886/11 (outline, across the whole site up to 3,000 dwellings, up to 2,000 student bedspaces, employment and retail floorspace, senior living, community, sports, education and health care facilities, hotel, energy centre, and associated infrastructure including roads, pedestrian, cycle and vehicle routes, parking, drainage and open spaces) – granted February 2013 North West Cambridge Area Action Plan (adopted in October 2009)	
Previous or current use:	University farm with some academic and research functions [Committee Report for S/1886/11]	
Info from landowner / developer /	Housing Trajectory Questionnaire (19 August 2014): <ul style="list-style-type: none"> • site is available immediately; • development is achievable subject to acceptance of marginal 	

agent:	<p>economic viability by the University;</p> <ul style="list-style-type: none"> • earthworks commenced in 2013; • start on site for market housing is conditional on securing acceptable agreements with private sector developers; • first phase is infrastructure which is extremely complex given sustainability requirements for the project; • housing trajectory takes into account factors such as delivery of infrastructure, availability and security of labour, best estimates of weather conditions; and • estimate that development will be completed in 2026.
Commentary on delivery in AMR 2013-2014:	<p>Earthworks commenced in 2013 and construction of the access to the site is underway. The landowner anticipates that 1,155 dwellings will be provided in South Cambridgeshire and the first dwellings in our district will be completed in 2015-2016.</p>
Other comments:	

Location: Orchard Park – additional land parcels (Q, former HRCC site & Com2) including local centre



Proposed development including number of dwellings:	140 dwellings and local centre	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	140 dwellings
	In remainder of Plan Period (2014-2031):	140 dwellings (2014-2018), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	<p>S/0573/14 (reserved matters, 26 dwellings) – granted June 2014</p> <p>S/2064/13 (reserved matters, 79 dwellings) – granted December 2013</p> <p>S/1179/13 (reserved matters, 7 affordable dwellings) – granted October 2013</p> <p>S/2559/11 (outline planning application for 112 dwellings and a full planning application for a local centre and 28 flats) – granted February 2013.</p> <p>Local Plan (submitted March 2014) – Policy SS/1</p> <p>Site Specific Policies DPD (adopted in January 2010) – Policy SP/1.</p>	
Previous or current use:	Agricultural land.	
Info from	(Abbey Developments) Housing Trajectory Questionnaire (16 July 2014):	

<p>landowner / developer / agent:</p>	<ul style="list-style-type: none"> • site is available immediately; and • construction already started. <p>(Gallaghers) Housing Trajectory Questionnaire (26 August 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; and • construction already started.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>Multiple developers are working on site, and the agents anticipate that these schemes will be completed in 2017.</p>

Existing Planning Permissions: New Settlements

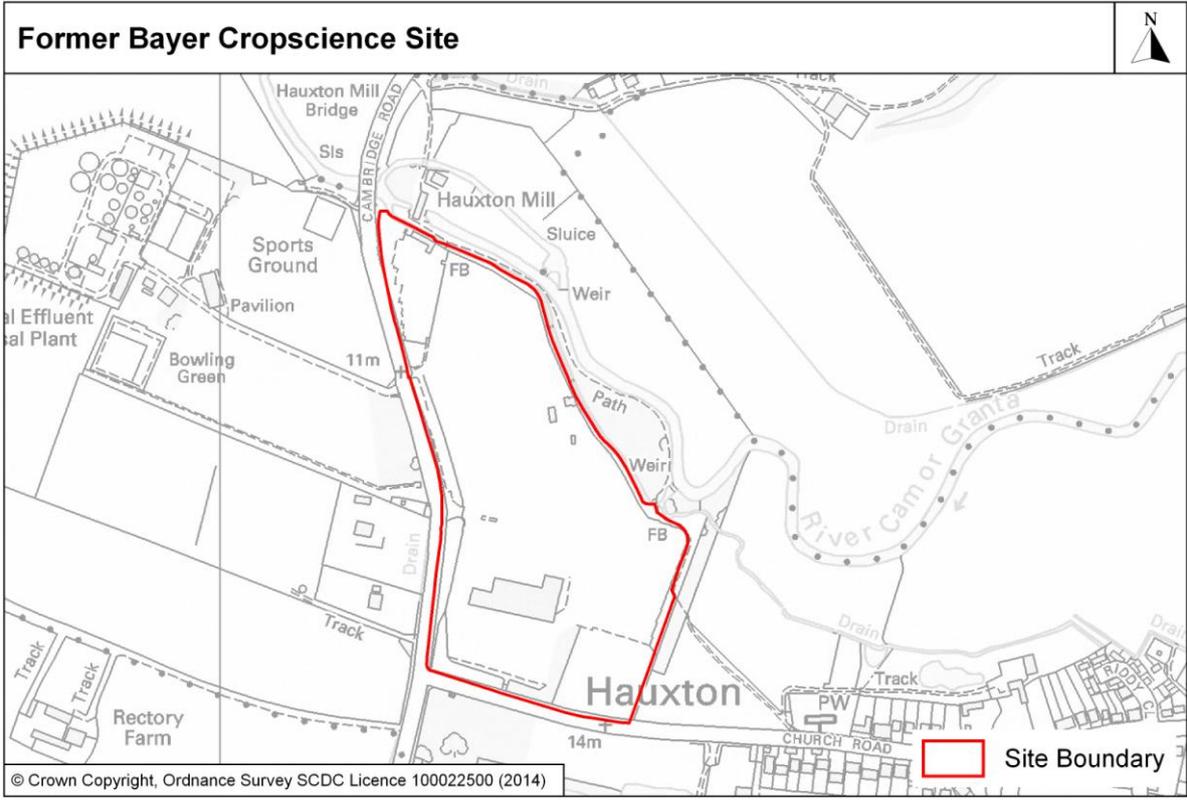
Location:	Northstowe – phase 1
See 'Adopted Allocations without Planning Permission: New Settlements' section.	

Existing Planning Permissions: Village Sites

Location:		Cambourne – additional 950 dwellings	
<p>Cambourne - additional 950 dwellings</p>			
Proposed development including number of dwellings:	Up to 950 dwellings and neighbourhood / community building, open space, pedestrian and cycle routes, and associated infrastructure		
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	739 dwellings	
	In remainder of Plan Period (2014-2031):	739 dwellings (2014-2019), all anticipated to be delivered in the Five Year Supply period	
Planning permission / allocated:	<p>S/2668/14 (reserved matters, landscaping, parcel 3A) – submitted in November 2014</p> <p>S/1516/14 (reserved matters, landscaping, parcels 3B, 3C & 4C) – granted November 2014</p> <p>S/1472/14 (reserved matters, 74 dwellings, parcel 3A) – granted October 2014</p> <p>S/0496/14 (reserved matters, 131 dwellings excluding landscaping, parcels 3C & 4C) – granted May 2014</p> <p>S/0806/13 (reserved matters, 120 dwellings, parcels 2B & 2C) – granted July 2013</p>		

	<p>S/0396/13 (reserved matters, 56 dwellings, parcel 3B) – granted August 2013</p> <p>S/1610/12 (reserved matters, 98 dwellings and open space, parcel 1B) – granted November 2012</p> <p>S/0350/12 (reserved matters, 5 dwellings, parcel 1B) – granted May 2012</p> <p>S/2596/11 (reserved matters, 114 dwellings, parcels 1C & 2A) – granted June 2012</p> <p>S/2398/11 (reserved matters, 16 dwellings, parcel 1C) – granted March 2012</p> <p>S/2111/11 (reserved matters, 82 dwellings, parcel 1A) – granted February 2012)</p> <p>S/1504/11 (reserved matters, 5 dwellings, parcel 1A) – granted October 2011</p> <p>S/6438/07 (outline, up to 950 dwellings and neighbourhood / community building, open space, pedestrian and cycle routes, and associated infrastructure) – granted October 2011</p> <p>Site Specific Policies DPD (adopted in January 2010) – Policy SP/3.</p>
Previous or current use:	Agricultural land.
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (18 August 2014):</p> <ul style="list-style-type: none"> • site is already under construction and will be completed ahead of previous predictions; • continued rate of delivery dependent upon economic stability being maintained; and • estimate that development will be completed in 2019.
Commentary on delivery in AMR 2013-2014:	Detailed planning permissions have been granted and construction has started. It is anticipated that the development will be completed in 2019.
Other comments:	

Location: Former Bayer Cropscience Site



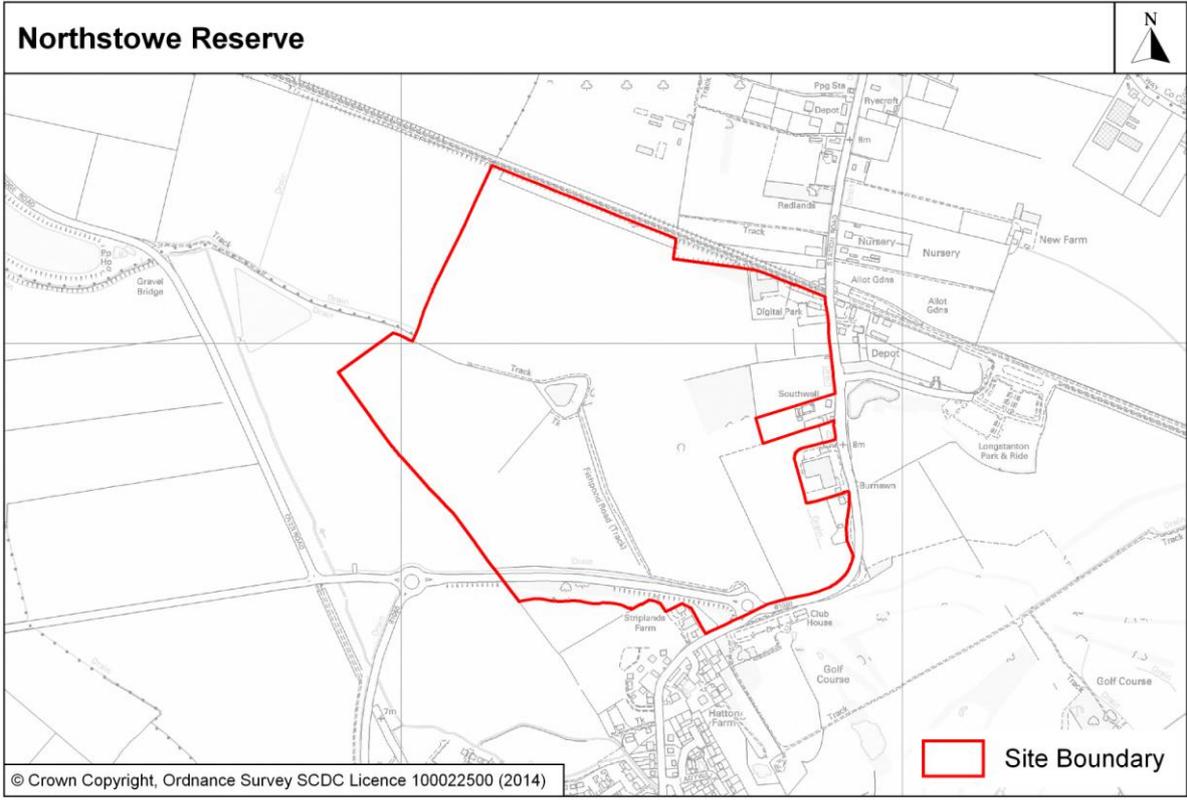
Proposed development including number of dwellings:	Site is allocated for a sustainable mixed-use development including 285 dwellings.	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	210 dwellings
	In remainder of Plan Period (2014-2031):	285 dwellings (2015-2021), including 210 dwellings in the Five Year Supply period
Planning permission / allocated:	<p>S/1152/12 (reserved matters, phase 1, 201 dwellings) – granted December 2012.</p> <p>S/2308/06 (outline, mixed use development including up to 380 dwellings) - granted February 2010.</p> <p>S/2307/06 (full, demolition of buildings and remediation of land) – granted February 2010</p> <p>Site Specific Policies DPD (adopted in January 2010) – Policy SP/8.</p>	
Previous or current use:	“Formerly an agro chemical production plant operated from the site until its closure around 2003.” [Delegation Report for S/1152/12]	
Info from landowner / developer /	<p>Housing Trajectory Questionnaire (6 August 2014):</p> <ul style="list-style-type: none"> site is not available immediately as awaiting discharge of pre-commencement remediation condition; 	

agent:	<ul style="list-style-type: none"> • development is achievable and viable, subject to amendments to planning obligations; and • estimate that development will start on site in October 2014 and be completed in mid 2020.
Commentary on delivery in AMR 2013-2014:	<p>The site was contaminated and remediation works have been undertaken and signed off. Detailed masterplanning of the site has resulted in the site being anticipated to provide only 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. The agent anticipates that construction will start in Autumn 2014 and that the development will be completed in mid 2020.</p>
Other comments:	

New Local Plan Allocations: Strategic Sites

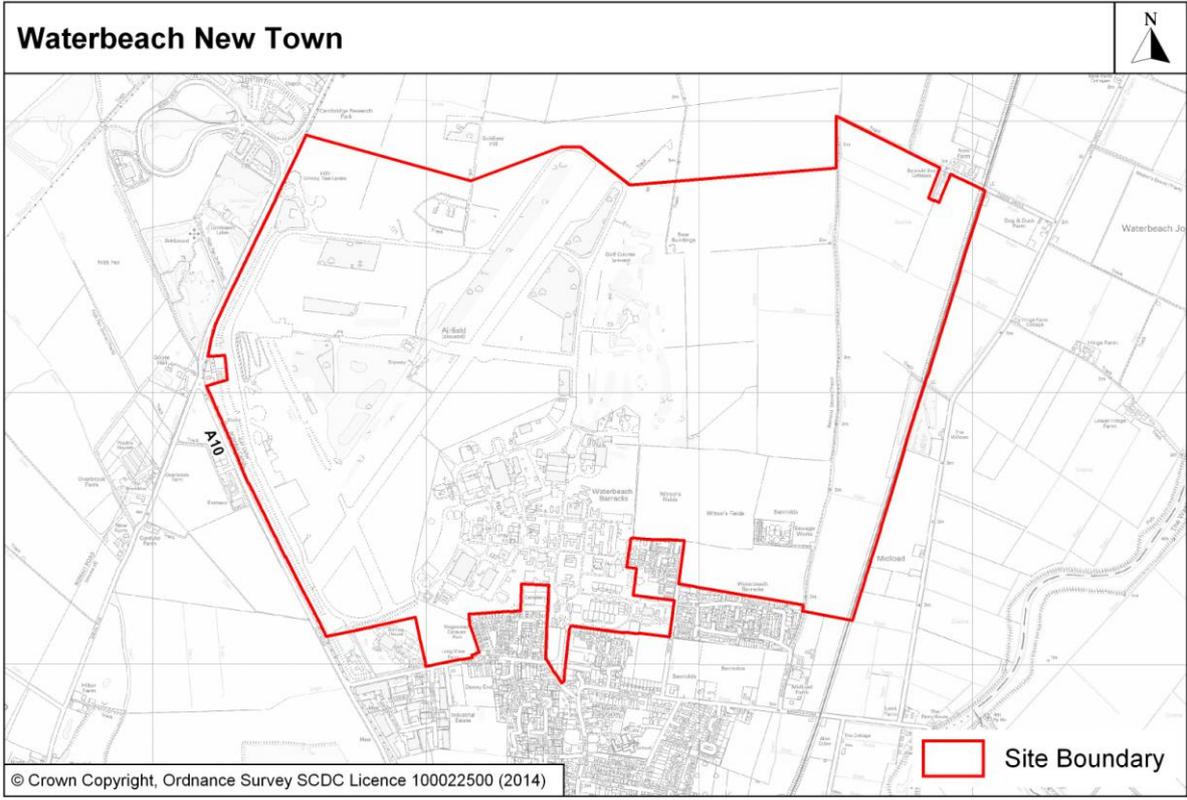
Location:	Land between Huntingdon Road, Histon Road & the A14 (Darwin Green 3 or NIAB 3)
See 'Adopted Allocations without Planning Permission: Edge of Cambridge' section.	

Location: Northstowe Reserve



Proposed development including number of dwellings:	The new town of Northstowe was originally planned in the Northstowe Area Action Plan with an area of reserve land to the west of the town. The reserve land is allocated in the Local Plan (submitted in March 2014) to provide flexibility for the phasing and delivery of the new town.	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	0 dwellings
	In remainder of Plan Period (2014-2031):	0 dwellings
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy SS/7 Northstowe Area Action Plan (July 2007) – Policy NS/3	
Previous or current use:	"Mainly farming and other business uses". [Strategic Housing Land Availability Assessment, site 242]	
Info from landowner / developer / agent:	SHLAA Call for Sites Questionnaire for SHLAA Site 242 (2011): <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been interest from a developer, and • the first dwellings could be completed in 2011-2016. 	
Commentary on delivery in AMR 2013-2014:	The additional land will not increase the total number of new homes delivered by 2031.	
Other comments:		

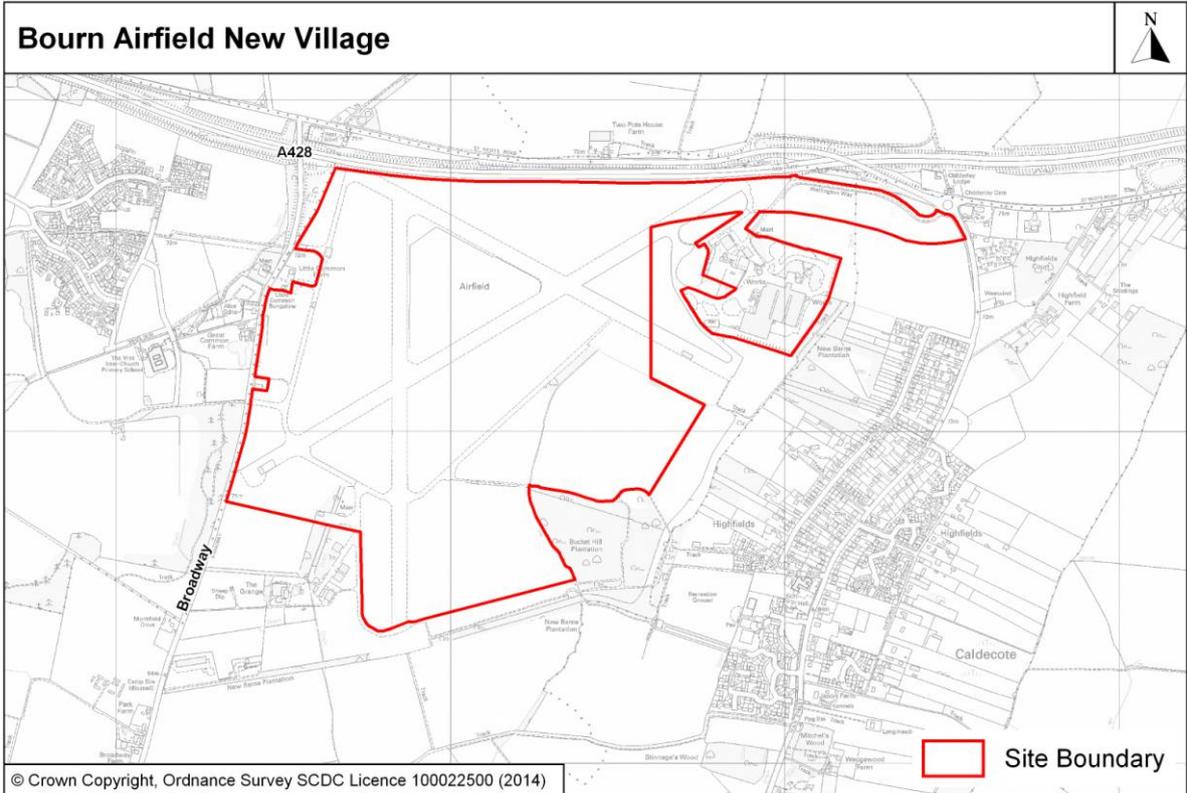
Location: Waterbeach New Town



Proposed development including number of dwellings:	Sustainable new town providing 8,000 to 9,000 dwellings and employment, retail, sports and leisure, community, and education uses.	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	0 dwellings
	In remainder of Plan Period (2014-2031):	1,400 dwellings (2026-2031) (additional 6,600 dwellings post 2031)
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy SS/5	
Previous or current use:	"Military Barracks / Agriculture" [Strategic Housing Land Availability Assessment, site 231]	
Info from landowner / developer / agent:	<p>Representation to Proposed Submission Local Plan (July 2013) – REP 60371: support the designation of Waterbeach New Town.</p> <p>Representation to Proposed Submission Local Plan (July 2013) – REP 60361: the site can deliver homes from 2021 (assuming that an Area Action Plan will be produced as envisaged by the Council and an outline planning application is submitted in 2018). This is five years earlier than assumed by the Council.</p> <p>SHLAA Call for Sites Questionnaire for SHLAA Site 231 (2011):</p> <ul style="list-style-type: none"> the site is available immediately, 	

	<ul style="list-style-type: none"> • the site has not been marketed, • RLW Estates has developed a delivery model that will enable effective implementation of the scheme, • the first dwellings could be completed in 2011-2016, and • phasing of development from 2011 to beyond 2031.
Commentary on delivery in AMR 2013-2014:	<p>Policy SS/5 of the Local Plan assumes that no more than 1,400 dwellings will be completed by 2031 and Policy SS/12 requires the development to be phased so that the first housing completions will be in 2026.</p> <p>The landowners / developers have indicated that development could start on site considerably earlier than anticipated by the Council in the Local Plan (submitted in March 2014). This would not be consistent with Policy SS/5 and therefore until the landowner's / developer's proposal has been considered through the examination of the Local Plan, the Council is only relying on this site to provide 1,400 dwellings by 2031 to the timetable published in the Local Plan (submitted in March 2014).</p>
Other comments:	The site boundary shown is for the major development area, not the planned Area Action Plan boundary.

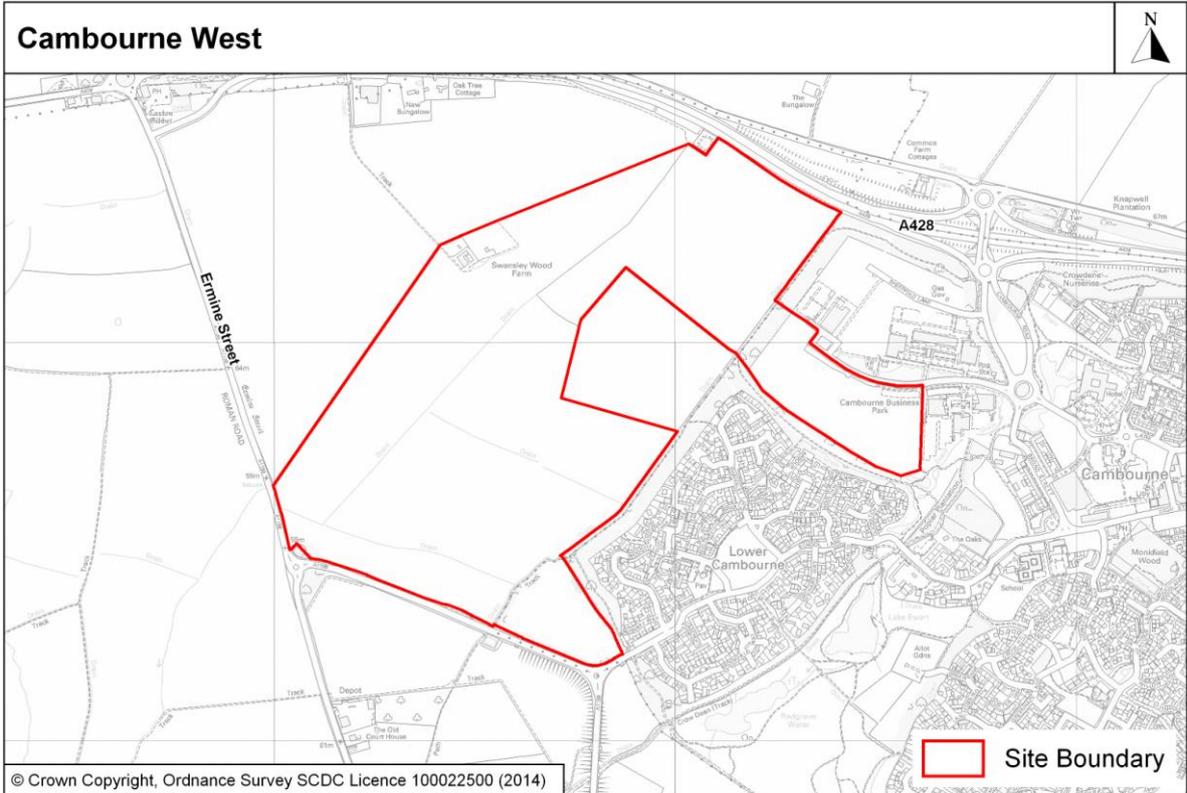
Location: Bourn Airfield New Village



Proposed development including number of dwellings:	New village of approximately 3,500 dwellings and including a new secondary school and at least two primary schools.	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	0 dwellings
	In remainder of Plan Period (2014-2031):	1,700 dwellings (2022-2031) (additional 1,800 dwellings post 2031)
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy SS/6	
Previous or current use:	“Civil Aviation Authority Licensed Airfield for pilot training and private aircraft /Storage/Market/Agricultural” [Strategic Housing Land Availability Assessment, site 057 and 238]	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (5 September 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; • estimate that development will start on site in mid 2019 and be completed in 2031; and • anticipate delivery rates of up to 350 dwellings per year. <p>Representation to Proposed Submission Local Plan (July 2013) – REP 60329: support the allocation of Bourn Airfield for a new village of 3,500 homes.</p>	

	<p>SHLAA Call for Sites Questionnaire for SHLAA Site 057 (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been interest from a developer, and • the first dwellings could be completed in 2011-2016. <p>SHLAA Call for Sites Questionnaire for SHLAA Site 238 (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • there has been interest from a developer, • the first dwellings could be completed in 2011-2016, and • phasing of development between 2011 and 2021.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>Policy SS/6 of the Local Plan requires the development to be phased so that the first housing completions will be in 2022 and that no more than 1,700 dwellings will be completed by 2031.</p> <p>The developer has indicated that the site is available immediately and that development could start on site in mid 2019 and be completed in 2031. The developer's timetable for delivery is not consistent with Policy SS/6 and therefore until the developer's proposal has been considered through the examination of the Local Plan, the Council is only relying on this site to provide 1,700 dwellings by 2031 to the timetable published in the Local Plan (submitted in March 2014).</p>
<p>Other comments:</p>	<p>The site boundary shown is for the major development area, not the planned Area Action Plan boundary.</p>

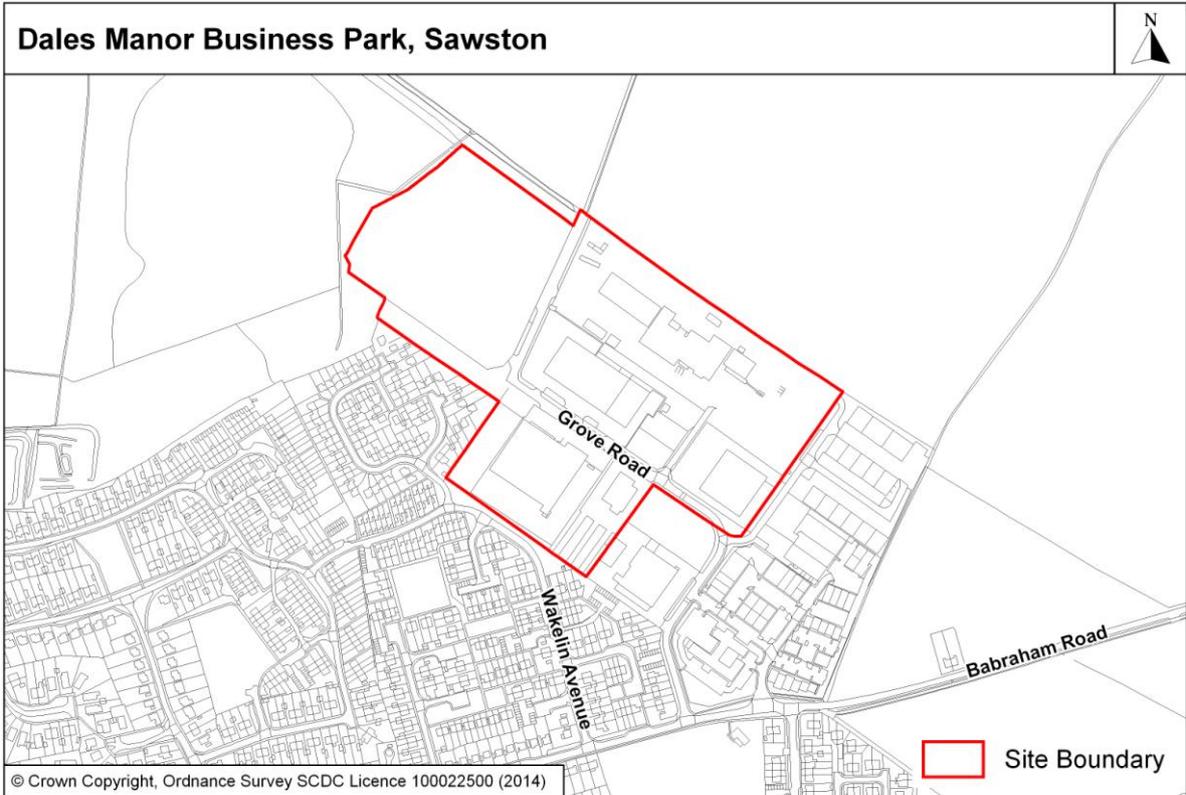
Location: Cambourne West



Proposed development including number of dwellings:	Sustainable, fourth linked village to Cambourne of approximately 1,200 dwellings with high levels of green infrastructure.	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	200 dwellings
	In remainder of Plan Period (2014-2031):	1,200 dwellings (2016-2026), including 200 dwellings in the Five Year Supply period
Planning permission / allocated:	S/2903/14 (outline, development of up to 2,350 dwellings, retail and business uses, community and leisure facilities, two primary schools and one secondary school, vehicular access, segregated pedestrian and cycle routes, sustainable drainage systems and other infrastructure, parking, open space and landscaping) – submitted December 2014 Local Plan (submitted March 2014) – Policy SS/8	
Previous or current use:	“The site consists of a large area of open countryside surrounding Swansley Wood Farm, which is now a small-scale employment site.” [Strategic Housing Land Availability Assessment, site 239] “The site consists of vacant grassed land.” [Strategic Housing Land Availability Assessment, site 303]	
Info from landowner / developer /	Housing Trajectory Questionnaire (18 August 2014): <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; 	

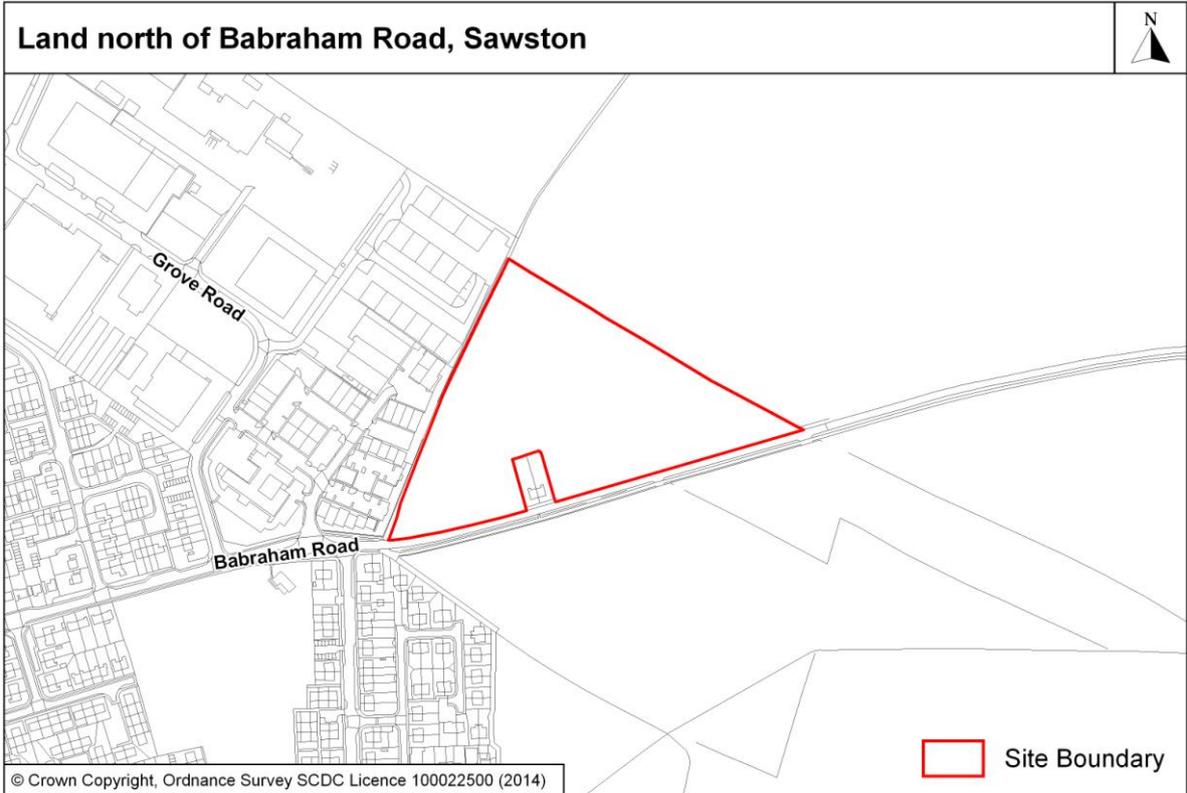
<p>agent:</p>	<ul style="list-style-type: none"> • planning obligations relating to primary infrastructure, such as electricity and foul sewerage connections, and offsite highways infrastructure could affect delivery of the site; and • promoting larger scheme and housing trajectory provided for that proposal – estimate that development will start on site in 2016 and be completed in 2028, and anticipate delivery rates of up to 220 dwellings per year. <p>Representation to Proposed Submission Local Plan (July 2013) – REP 60599: supportive in principle of allocation of site, however site should be extended and capacity increased to approximately 2,200 dwellings.</p> <p>Representation to Proposed Submission Local Plan (July 2013) – REP 60735: overall support for allocation; however object to residential development only coming forward once the employment development is secured in Cambourne West.</p> <p>Representation to Issues & Options (July 2012) – REP 45370: propose new site for housing and smaller scale employment as lack of demand for large plots on business park despite marketing.</p> <p>SHLAA Call for Sites Questionnaire for SHLAA Site 239 (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been interest from a developer - MCA have retained an existing option on the site, • the first dwellings could be completed in 2011-2016, and • phasing of development between 2011 and 2026.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>The developer is seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger residential development with a capacity of 2,350 dwellings. The developer has indicated that development could start on site for the larger scheme in 2016 and be completed in 2028, assuming an average of 220 dwellings per year. Until the developer’s proposal has been considered through the examination of the Local Plan, the Council is only relying on this site to provide 1,200 dwellings to the timetable published in the Local Plan (submitted in March 2014).</p>
<p>Other comments:</p>	<p>The developer has submitted a planning application for the development of a larger site for 2,350 homes (S/2903/14/OL).</p>

New Local Plan Allocations: Village Sites

Location: Dales Manor Business Park, Sawston	
<div style="border: 1px solid black; padding: 5px;"> <p>Dales Manor Business Park, Sawston N</p>  <p>© Crown Copyright, Ordnance Survey SCDC Licence 100022500 (2014)</p> </div>	
Proposed development including number of dwellings:	200 dwellings and light industrial and office uses
Number of dwellings anticipated	In Five Year Supply period (2014-2019): 110 dwellings
	In remainder of Plan Period (2014-2031): 200 dwellings (2016-2024), including 110 dwellings in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy H/1(a).
Previous or current use:	“Part of a Business Park, formerly occupied by Eternit Marley Tiles.” [Strategic Housing Land Availability Assessment]
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (18 August 2014):</p> <ul style="list-style-type: none"> • site is not available immediately as not controlled by a housebuilder and phase A of the development involves land that cannot be brought forward until January 2017; • development is achievable and viable; and • estimate that development will start on site in January 2017 and be completed in March 2024. <p>Representation to Proposed Submission Local Plan (July 2013) – REP</p>

	<p>60404: fully support identification of site; however believe opportunity to develop in order of 230-250 dwellings.</p> <p>Representation to Proposed Submission Local Plan (July 2013) – REP 58874: support is given to inclusion of land; however overall delivery is unlikely to take place until after 2020 as leases still in place until then for some premises, therefore delivery later in the plan period.</p> <p>Representation to Issues & Options (July 2012) – REP 45030: propose a mixed use redevelopment for housing and employment.</p>
Commentary on delivery in AMR 2013-2014:	The site is not available immediately, but part will become available for development in early 2017. The agent anticipates that development will start on site in early 2017 and be completed in Spring 2024. The phasing of delivery takes account of the leaseholds on the site.
Other comments:	

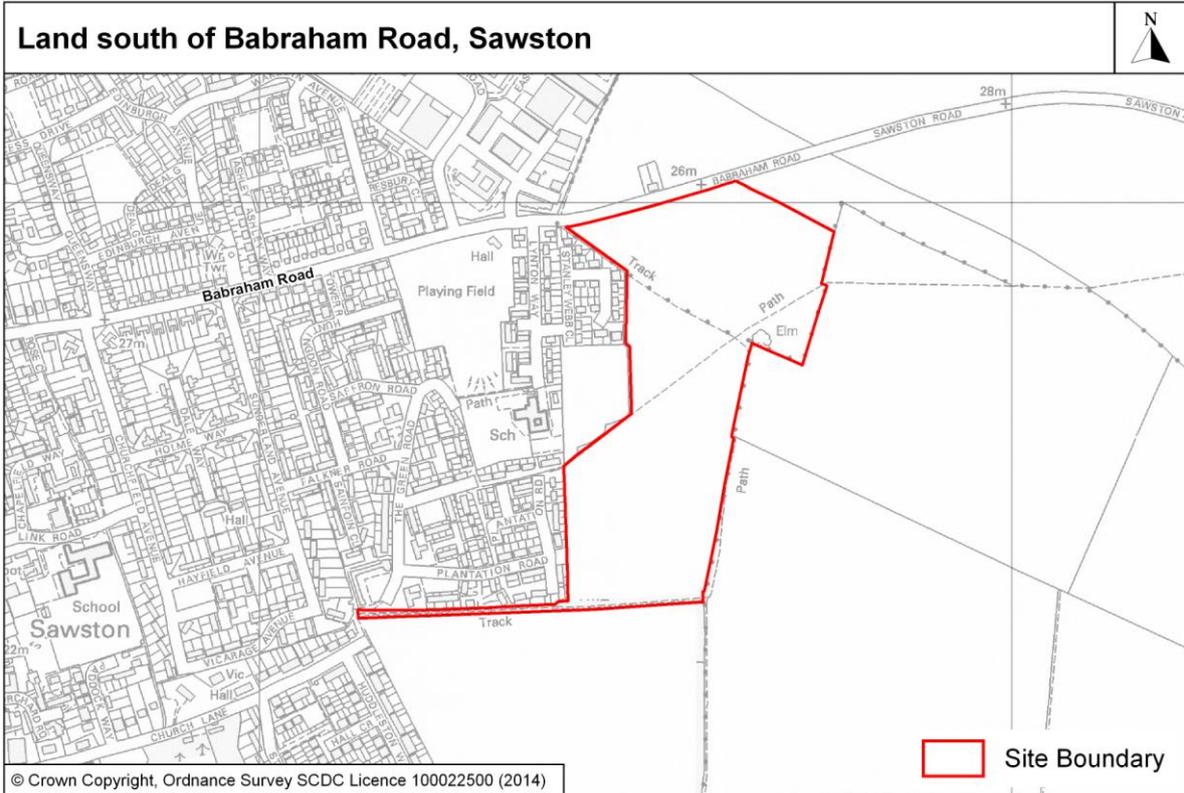
Location: Land north of Babraham Road, Sawston



Proposed development including number of dwellings:	80 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	60 dwellings
	In remainder of Plan Period (2014-2031):	80 dwellings (2017-2020), including 60 dwellings in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy H/1(b).	
Previous or current use:	"Arable fields to the east of the village, bounded by hedges to the north with the Dales Manor Business Park beyond." [Strategic Housing Land Availability Assessment]	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (25 July 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; and • estimate that development will start on site in Summer / Autumn 2016 and be completed in Spring 2019. <p>SHLAA Call for Sites Questionnaire for SHLAA sites 076 and 313 (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been interest from a developer at various times over the past 10 	

	<p>years, and</p> <ul style="list-style-type: none"> the first dwellings could be completed in 2011-2016.
Commentary on delivery in AMR 2013-2014:	The agent anticipates that development will start on site in Summer / Autumn 2016 and be completed in Spring 2019.
Other comments:	

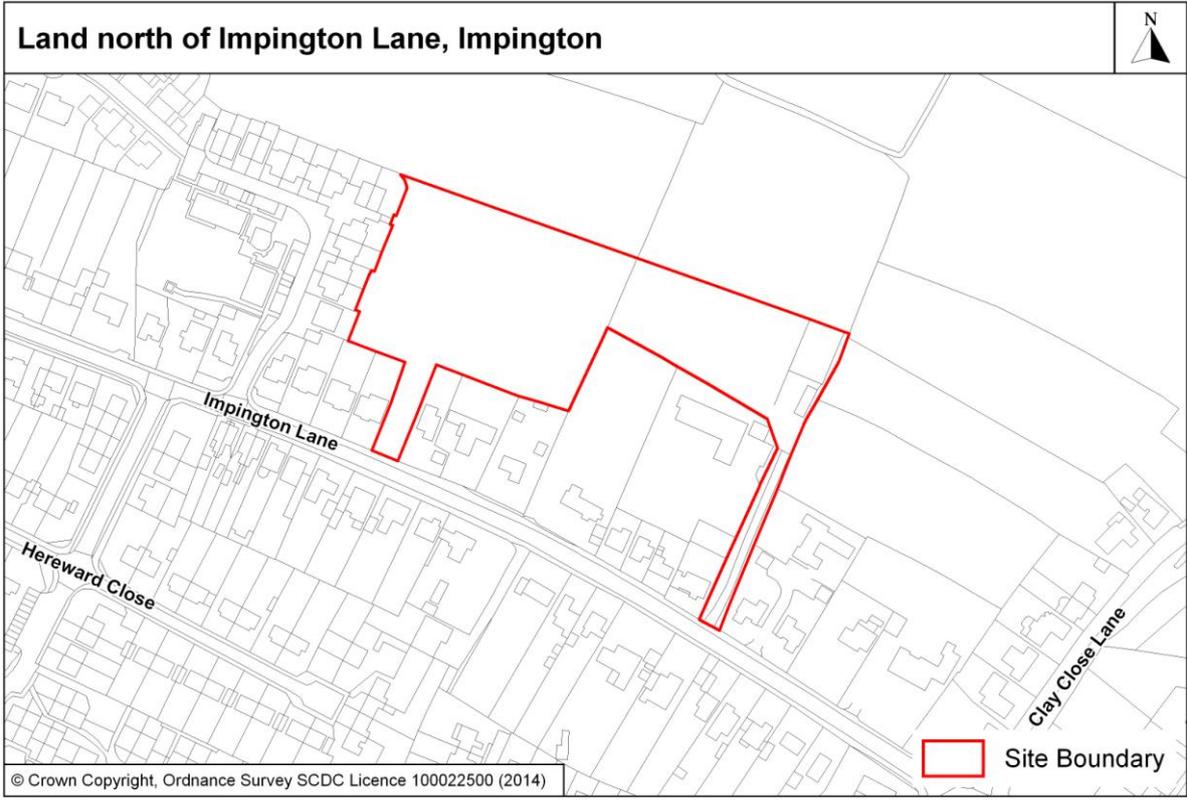
Location: Land south of Babraham Road, Sawston



Proposed development including number of dwellings:	260 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	55 dwellings
	In remainder of Plan Period (2014-2031):	260 dwellings (2018-2023), including 55 dwellings in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy H/1(c).	
Previous or current use:	<p>“The site is formed from a large arable field”. [Strategic Housing Land Availability Assessment, site 178]</p> <p>“Field to the east of the village bounded by hedges.” [Strategic Housing Land Availability Assessment, site 258]</p>	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (11 August 2014):</p> <ul style="list-style-type: none"> • site is not available immediately as notice needs to be given to the tenant farmer – will be available from 2017/2018; • development is achievable and viable; • offsite highways provision, infrastructure costs and planning obligations need to be determined; and • estimate that development will start on site in 2017/2018 and be completed in 2023/2024, this is based on five phases of approximately 	

	<p>50 units each with one phase per year.</p> <p>Representation to Proposed Submission Local Plan (July 2013) – REP 60107: support, would be used to build alms houses for local people.</p> <p>SHLAA Call for Sites Questionnaire for SHLAA site 178 (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been interest from more than one developer, and • the first dwellings could be completed in 2011-2016. <p>SHLAA Call for Sites Questionnaire for SHLAA site 114 (2011):</p> <ul style="list-style-type: none"> • the site is not available immediately – tenant farmer would need to be given a year’s notice to quit, the site could be available in 2011-2016, • the site has not been marketed, • there has not been interest from a developer, • the first dwellings could be completed in 2011-2016, and • phasing of the development to suit village need can be agreed.
Commentary on delivery in AMR 2013-2014:	The agent responding on behalf of all landowners anticipates that development will start on site in 2017-2018 and be completed in 2023-2024.
Other comments:	

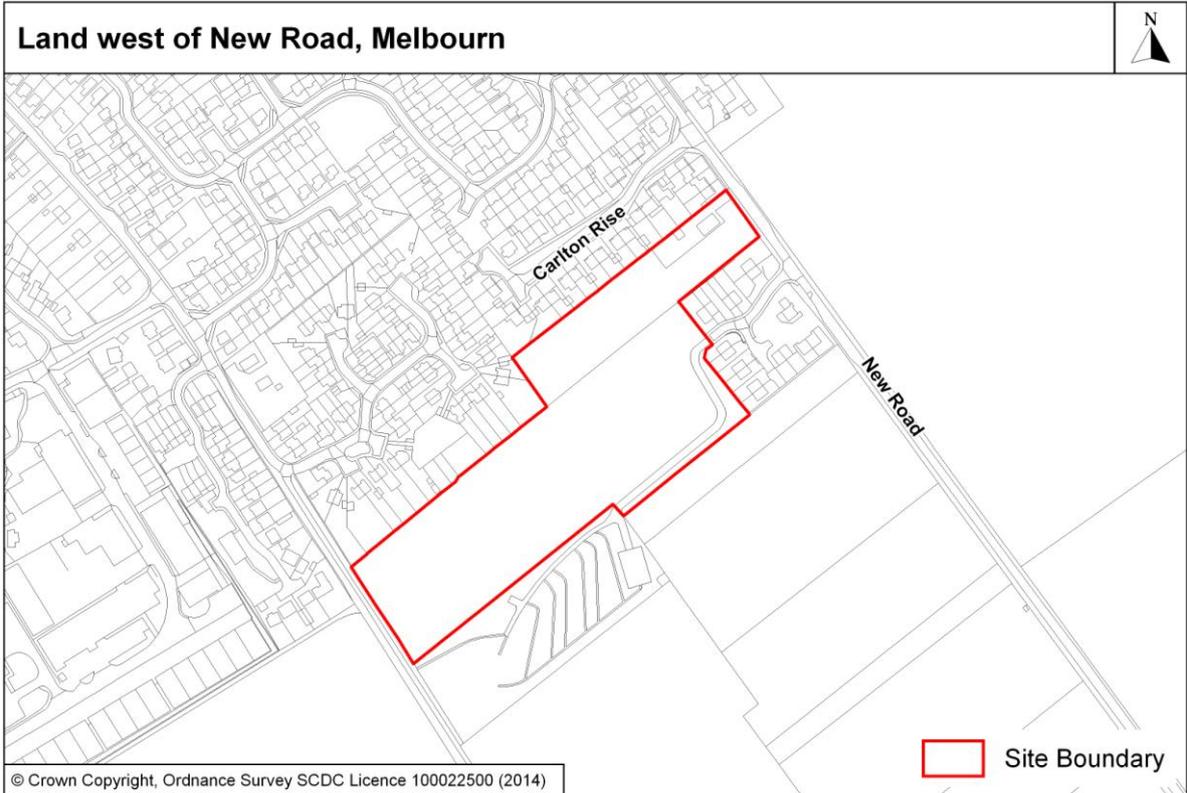
Location: Land north of Impington Lane, Impington



Proposed development including number of dwellings:	25 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	25 dwellings
	In remainder of Plan Period (2014-2031):	25 dwellings (2016-2018), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy H/1(d).	
Previous or current use:	<p><i>“The site is former horticultural land to the rear of linear residential properties, surrounded on the outer edges by hedgerow.”</i> [Strategic Housing Land Availability Assessment, site 112]</p> <p><i>“It is shrub land and improved grassland, with an agricultural building in the south eastern part of the site, and completely enclosed by hedgerow.”</i> [Strategic Housing Land Availability Assessment, site 114]</p>	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (26 August 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; • estimate that development will start on site in early 2016 and be completed in 2018; and • promoting larger scheme and housing trajectory provided for that 	

	<p>proposal.</p> <p>Representation to Proposed Submission Local Plan (July 2013) – REP 58658: support allocation of the site; however object to specific requirements of the site and the proposed boundary.</p> <p>SHLAA Call for Sites Questionnaire for SHLAA site 112 (2011):</p> <ul style="list-style-type: none"> • the site is not available immediately as this is the first time the site has entered the public domain for consideration for potential housing development, it will be available in 2016-2021, • the site has not been marketed, • there has not yet been interest from a developer, and • the first dwellings could be completed in 2011-2016. <p>SHLAA Call for Sites Questionnaire for SHLAA site 114 (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been interest from a developer, and • the first dwellings could be completed in 2011-2016.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>The landowners are seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger residential development with a capacity of approximately 74 dwellings. Until the landowners proposals have been considered through the examination of the Local Plan, the Council is only relying on this site to provide 25 dwellings. The agent anticipates that development will start on site in early 2016 and be completed within two years.</p>
<p>Other comments:</p>	

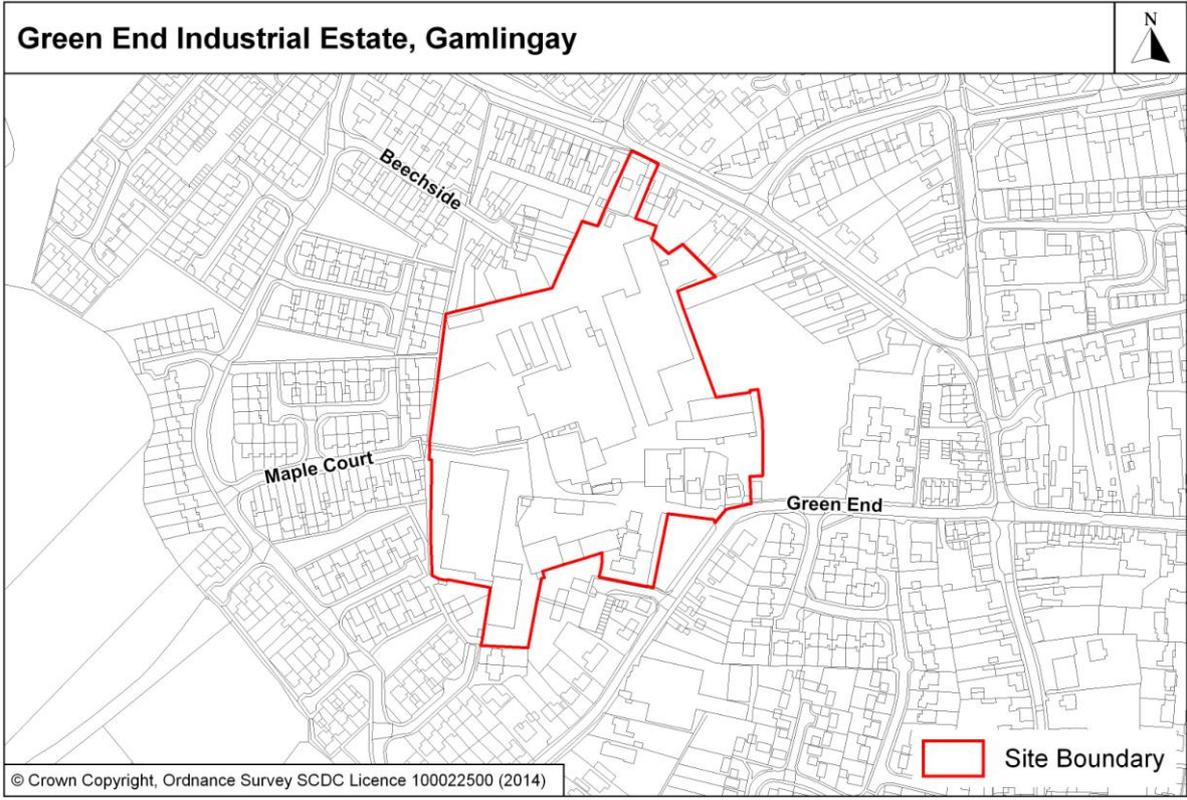
Location: Land west of New Road, Melbourn



Proposed development including number of dwellings:	65 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	65 dwellings
	In remainder of Plan Period (2014-2031):	65 dwellings (2015-2018), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	S/2048/14 (full, 64 dwellings with a village green, remodelled and landscaped access to the cemetery, and an extensive landscaping screen to form a soft village edge) – Council's Planning Committee in December 2014 gave officers delegated powers to approve the application on land south west of Victoria Way subject to completion of a s106 agreement and the submission of an acceptable amended plan showing reduced height of the flats along the south eastern edge of the development and realigned dwellings and landscaping Local Plan (submitted March 2014) – Policy H/1(e).	
Previous or current use:	"Field on southern edge of the village." [Strategic Housing Land Availability Assessment, site 130] "A bungalow and large garden on the southern edge of the village." [Strategic Housing Land Availability Assessment, site 235]	
Info from landowner /	Housing Trajectory Questionnaire (Land south west of Victoria Way, 15 August 2014):	

<p>developer / agent:</p>	<ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; • estimate that development will start on site in 2015/2016 and be completed in 2018/2019; and • anticipate this land could deliver 64 dwellings. <p>Email (Land at 36 New Road, 25 July 2014):</p> <ul style="list-style-type: none"> • anticipate that this land could deliver 15 dwellings. <p>Representations to Proposed Submission Local Plan (July 2013) – REPS 60805, 60801 & 60339: support the allocation, currently preparing a planning application, intention is to commence works on site in Spring / Summer 2014, commissioned a number of technical studies that identify there are no overriding constraints to delivery within the 2016-2018 as shown on the housing trajectory.</p> <p>Representation to Proposed Submission Local Plan (July 2013) – REP 60076: fully support the allocation and currently preparing a planning application.</p> <p>SHLAA Call for Sites Questionnaire for SHLAA site 130 (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been interest from a developer, and • the first dwellings could be completed in 2011-2016. <p>SHLAA Call for Sites Questionnaire for SHLAA site 235 (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has been marketed, • there has been interest from a developer, and • the first dwellings could be completed in 2011-2016.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>The site has multiple landowners. A planning application (S/2048/14) for 64 dwellings on land south west of Victoria Way (the larger part of the allocation) was submitted in August 2014. The agent acting on behalf of the landowner of this area has indicated that development will start on site in 2015-2016 and be completed in 2018-2019. The landowner of 36 New Road has indicated that his land could provide at least 15 dwellings. Together this would provide a higher number of dwellings than included as a notional capacity in the Local Plan. Until the landowners proposals have been considered through the planning application process, the Council is only relying on this site to provide 65 dwellings.</p>
<p>Other comments:</p>	

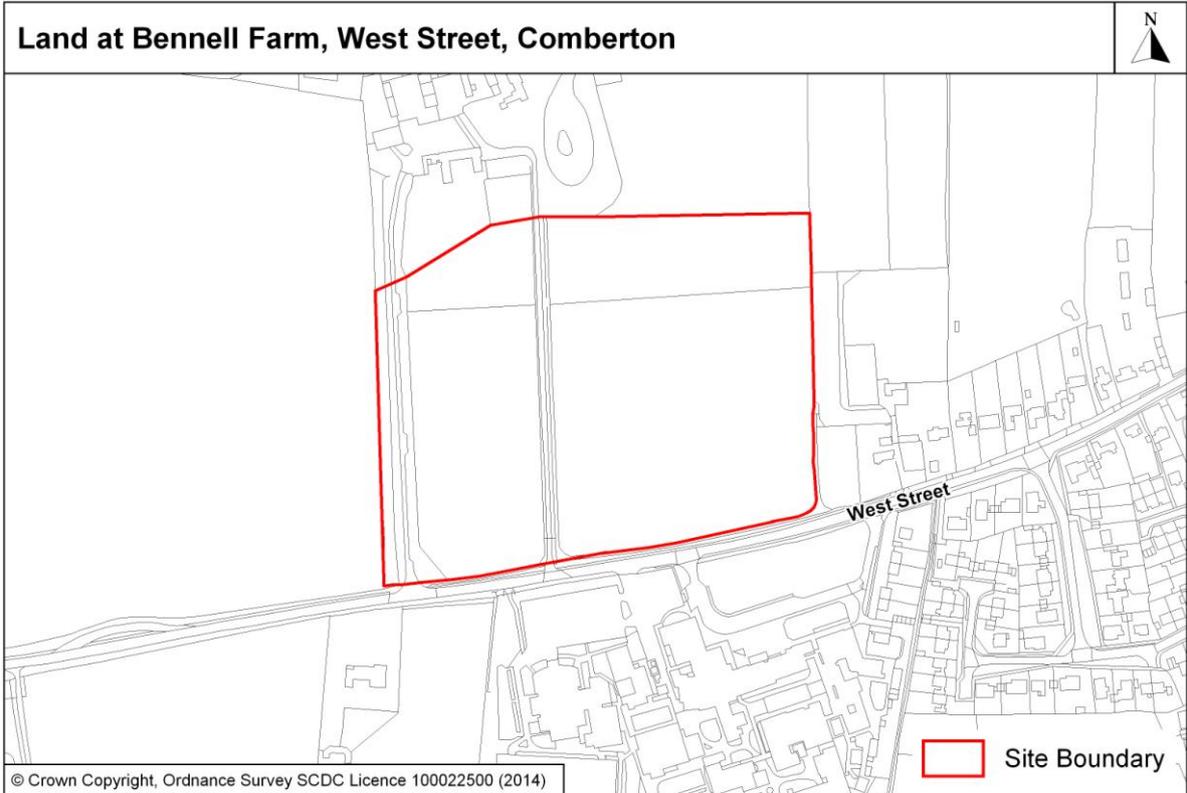
Location: Green End Industrial Estate, Gamlingay



Proposed development including number of dwellings:	90 dwellings and light industrial and/or office uses	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	90 dwellings
	In remainder of Plan Period (2014-2031):	90 dwellings (2016-2019), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy H/1(f).	
Previous or current use:	“An industrial site with a number of large commercial buildings, with open storage areas, and staff and commercial vehicle parking.” [Strategic Housing Land Availability Assessment]	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (18 August 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; • estimate that development will start on site in 2016 and be completed in 2019/2020; and • proposes the relocation of employment uses to other land within the village, therefore enabling an additional 30 dwellings to be provided on site. <p>Representations to Proposed Submission Local Plan (July 2013) – REP</p>	

	<p>60249: fully support in principle the redevelopment of the site for housing and employment however would like development requirements amended in relation to employment provision.</p> <p>SHLAA Call for Sites Questionnaire (2011):</p> <ul style="list-style-type: none"> • the site is not available immediately as some of the existing industrial units are leased until 2013, • the site has been marketed for the existing uses, • there has been interest from a developer, • the first dwellings could be completed in 2011-2016, and • phasing of development between 2011 and 2021.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>The agent has indicated that the site could provide 120 dwellings if the employment uses could be relocated to another site within the village. The agent has indicated that development could start on site in 2016 and deliver 30 dwellings per year. Until the landowners proposals have been considered through the planning application process, the Council is only relying on this site to provide 90 dwellings.</p>
<p>Other comments:</p>	

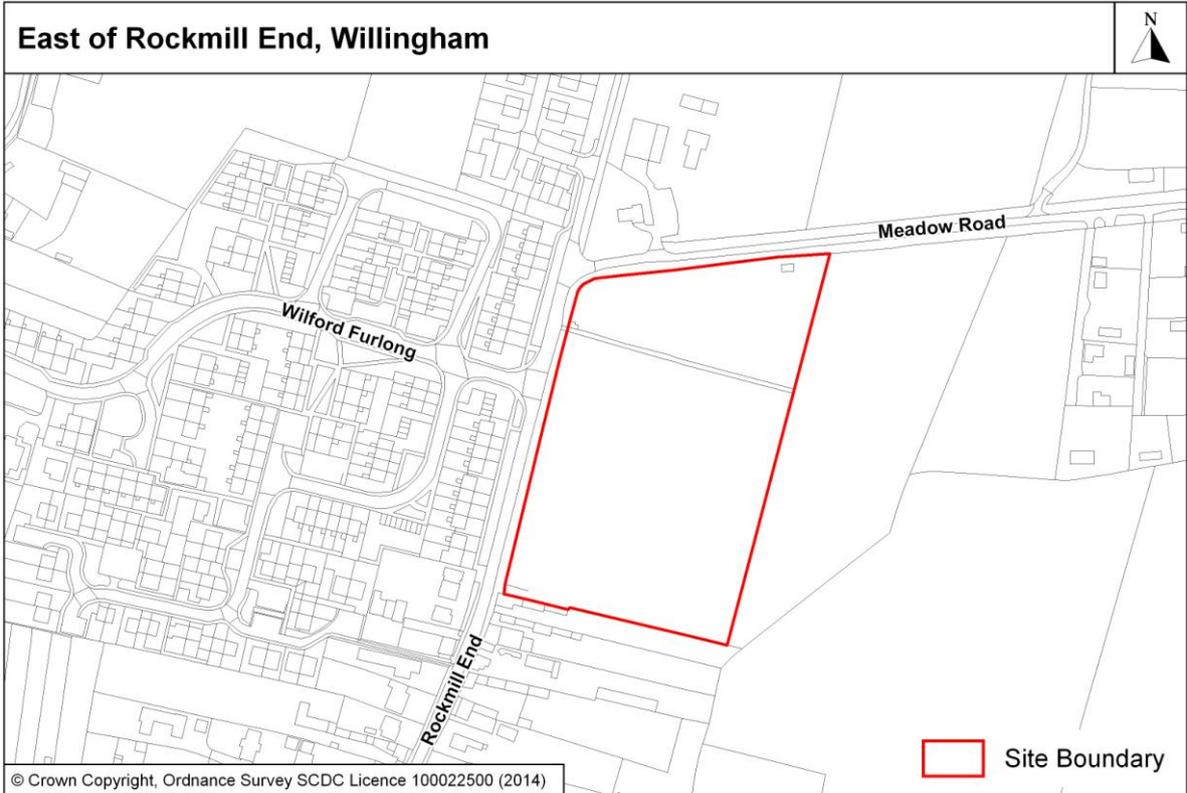
Location: Land at Bennell Farm, West Street, Comberton



Proposed development including number of dwellings:	90 dwellings, a full size football pitch and changing facilities, and community car parking	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	90 dwellings
	In remainder of Plan Period (2014-2031):	90 dwellings (2015-2019), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy H/1(h).	
Previous or current use:	"Comprises a grassed field with trees, surrounded by robust hedges with trees." [Strategic Housing Land Availability Assessment]	
Info from landowner / developer / agent:	Housing Trajectory Questionnaire (26 August 2014): <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; • progressing technical work to demonstrate the required drainage and transport infrastructure can be delivered to meet the requirements of the Environment Agency and Cambridgeshire County Council; • estimate that development will start on site in 2015/2016 and be completed in 2018/2019; and • anticipated that a planning application will be submitted in Spring 2015. 	

	<p>Representations to Proposed Submission Local Plan (July 2013) – REP 62609: support the policy but consider that the development requirements should be amended to allow for flexibility and that the boundary should be extended.</p> <p>Representations to Issues & Options (July 2012) – REP 39503:</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed however Hill Residential are promoting the site on behalf of the landowner, and • the first dwellings could be completed in 2014-2016.
Commentary on delivery in AMR 2013-2014:	The agent has indicated that the landowners are currently progressing technical work to demonstrate that the required drainage and transport infrastructure can be delivered and that a planning application will be submitted in early 2015. The agent anticipates that development will start on site in 2015-2016 and be completed in 2018-2019.
Other comments:	

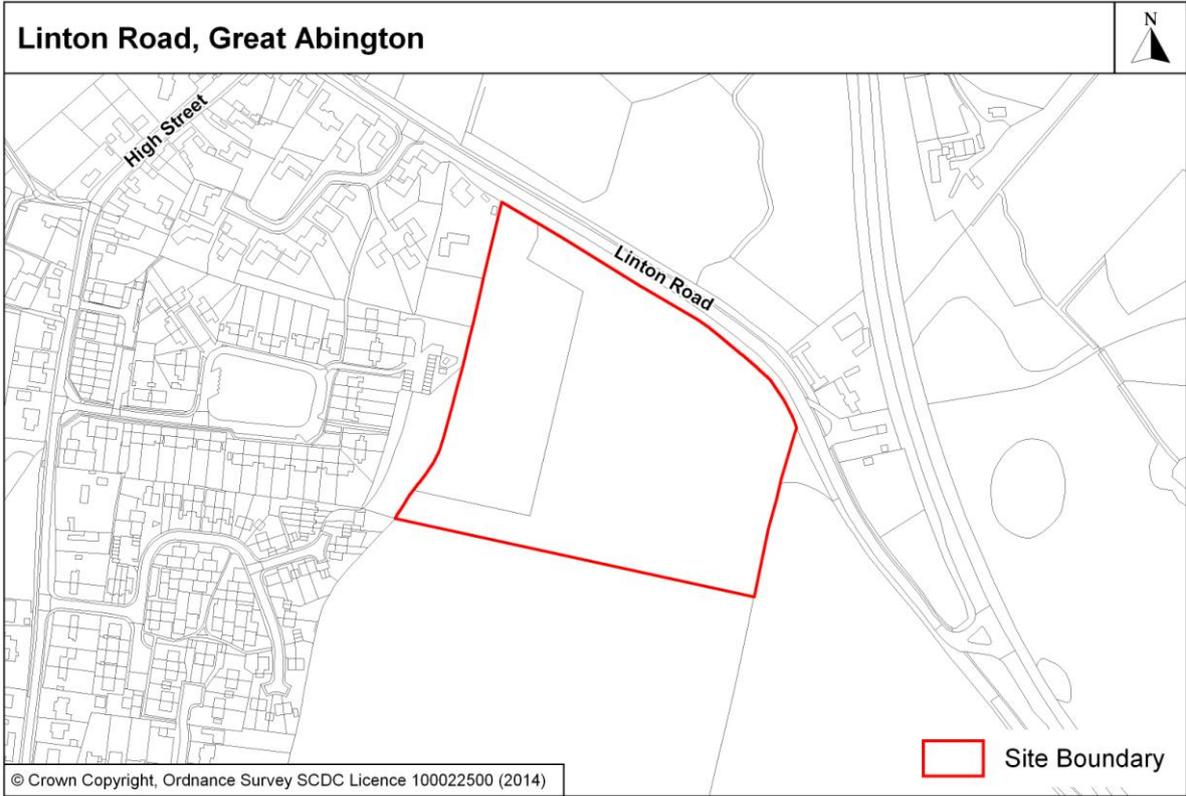
Location: East of Rockmill End, Willingham



Proposed development including number of dwellings:	50 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	50 dwellings
	In remainder of Plan Period (2014-2031):	50 dwellings (2015-2018), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – Policy H/1(g).	
Previous or current use:	"The site comprises part allotments, in the north western corner and part agricultural land." [Strategic Housing Land Availability Assessment]	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (22 August 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; and • estimate that development will start on site in 2016 and be completed in 2018. <p>Representations to Proposed Submission Local Plan (July 2013) – REP 63082: confirm support for the proposed allocation of the site.</p> <p>SHLAA Call for Sites Questionnaire (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, 	

	<ul style="list-style-type: none"> • the site has not been marketed, • there has been no interest from a developer, and • the first dwellings could be completed in 2011-2016.
Commentary on delivery in AMR 2013-2014:	The agent anticipates that development will start on site in 2016 and be completed in 2018.
Other comments:	

New Local Plan Allocations: Parish Council Proposals

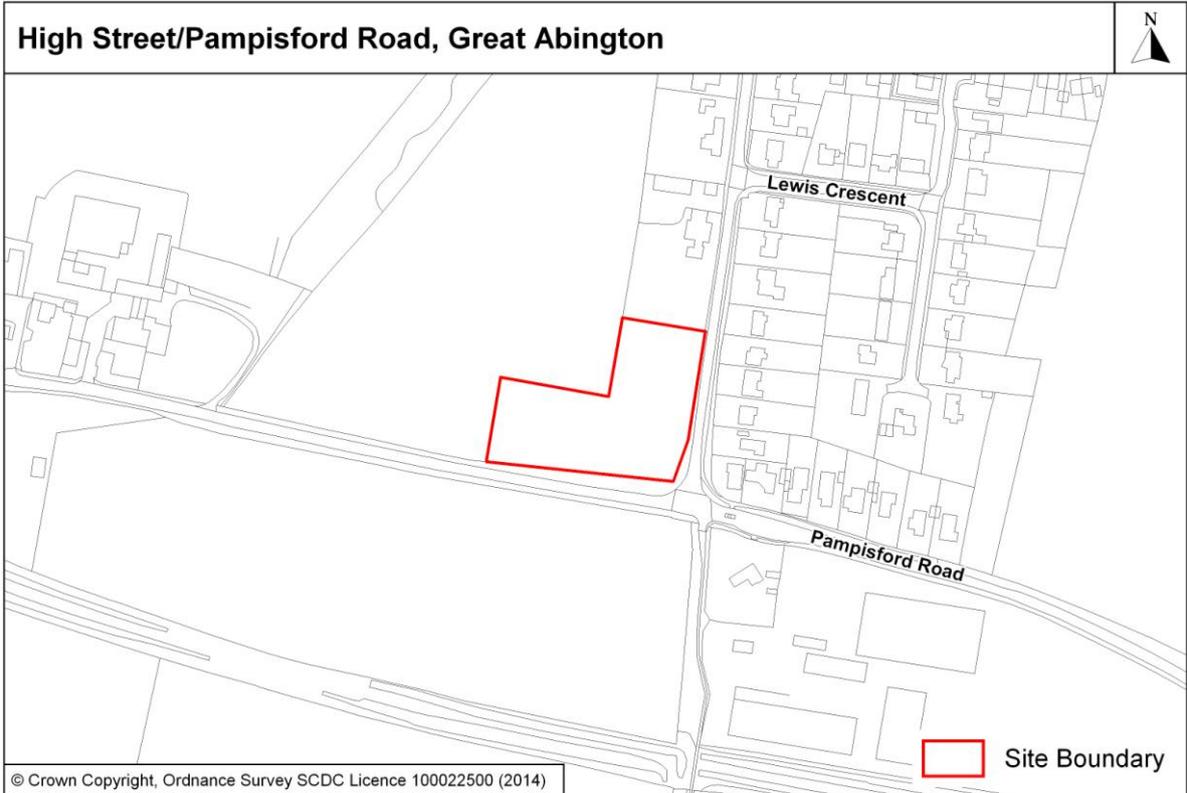
Location:	Linton Road, Great Abington	
<div style="border: 1px solid black; padding: 5px;"> <p>Linton Road, Great Abington N</p>  </div>		
Proposed development including number of dwellings:	35 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	35 dwellings
	In remainder of Plan Period (2014-2031):	35 dwellings (2015-2018), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – included as a Major Modifications MM/7/01 ³	
Previous or current use:	"The site is an arable field enclosed by hedges." [Strategic Housing Land Availability Assessment]	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (18 August 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; and • estimate that development will start on site in 2015/2016 and be completed in 2017/2018. <p>Consultation results (189 completed leaflets):</p>	

³ Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scams.gov.uk/major-modifications-and-minor-changes>

	<ul style="list-style-type: none"> • Linton Road, Great Abington – 72% support for development • High Street/Pampisford Road, Great Abington – 76% support for development • Bancroft Farm, Little Abington – 86% support for development <p>[Draft Final Sustainability Appraisal – Annex A, March 2014]</p> <p>Representations to Proposed Submission Local Plan (July 2013) – REP 60660: <i>“Committee for Abington Housing objects to policy on village housing sites - supported by Parish Councils and an overwhelming majority of community in requesting that 3 sites in Great and Little Abington should be allocated for residential development in the Local Plan as part of partnership approach SCDC has been taking with its Parish Councils, in order to meet local housing needs and in accordance with local opinion.”</i></p> <p>SHLAA Call for Sites Questionnaire (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been interest from a developer, and • the first dwellings could be completed in 2011-2016.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>The Parish Councils of Great and Little Abington are promoting three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. All of the sites were considered through the Strategic Housing Land Availability Assessment (SHLAA) which concluded that they were not potentially capable of providing residential development due to site factors and constraints including landscape heritage and noise impacts.</p> <p>The Parish Council did not concur with the conclusions in the SHLAA and as an alternative to taking forward a Neighbourhood Plan consulted local people about whether the sites should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council has proposed a major modification (MM/7/01⁴) to the Local Plan to allocate these three sites for housing.</p> <p><i>Land at Linton Road, Great Abington:</i> the major modification proposes that the site is allocated for 35 dwellings. The agent anticipates that development will start on site in 2015-2016 and be completed in 2016-2017.</p>
<p>Other comments:</p>	

⁴ Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scams.gov.uk/major-modifications-and-minor-changes>

Location: High Street/Pampisford Road, Great Abington



Proposed development including number of dwellings:	12 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	12 dwellings
	In remainder of Plan Period (2014-2031):	12 dwellings (2015-2017), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – included as a Major Modifications MM/7/01 ⁵	
Previous or current use:	“The site is a grassy field.” [Strategic Housing Land Availability Assessment]	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (14 August 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; and • estimate that development will start on site in January 2016 (or sooner) and be completed in March 2017 (or sooner). <p>Consultation results (189 completed leaflets):</p> <ul style="list-style-type: none"> • Linton Road, Great Abington – 72% support for development 	

⁵ Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scams.gov.uk/major-modifications-and-minor-changes>

	<ul style="list-style-type: none"> • High Street/Pampisford Road, Great Abington – 76% support for development • Bancroft Farm, Little Abington – 86% support for development <p>[Draft Final Sustainability Appraisal – Annex A, March 2014]</p> <p>Representations to Proposed Submission Local Plan (July 2013) – REP 60662: “Committee for Abington Housing objects to policy on village housing sites - we are supported by Parish Councils and overwhelming majority of community in requesting that 3 sites in Great and Little Abington should be allocated for residential development in Local Plan.”</p> <p>SHLAA Call for Sites Questionnaire (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been no interest from a developer, • the first dwellings could be completed in 2011-2016, and • phasing of development between 2011 and 2021.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>The Parish Councils of Great and Little Abington are promoting three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. All of the sites were considered through the Strategic Housing Land Availability Assessment (SHLAA) which concluded that they were not potentially capable of providing residential development due to site factors and constraints including landscape heritage and noise impacts.</p> <p>The Parish Council did not concur with the conclusions in the SHLAA and as an alternative to taking forward a Neighbourhood Plan consulted local people about whether the sites should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council has proposed a major modification (MM/7/01⁶) to the Local Plan to allocate these three sites for housing.</p> <p>Land at junction of High Street & Pampisford Road, Great Abington: the major modification proposes that the site is allocated for 12 dwellings. The Committee for Abington Housing and the landowner anticipate that development will start on site in early 2016 and be completed in Spring 2017.</p>
<p>Other comments:</p>	

⁶ Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scams.gov.uk/major-modifications-and-minor-changes>

Location: Bancroft Farm, Little Abington



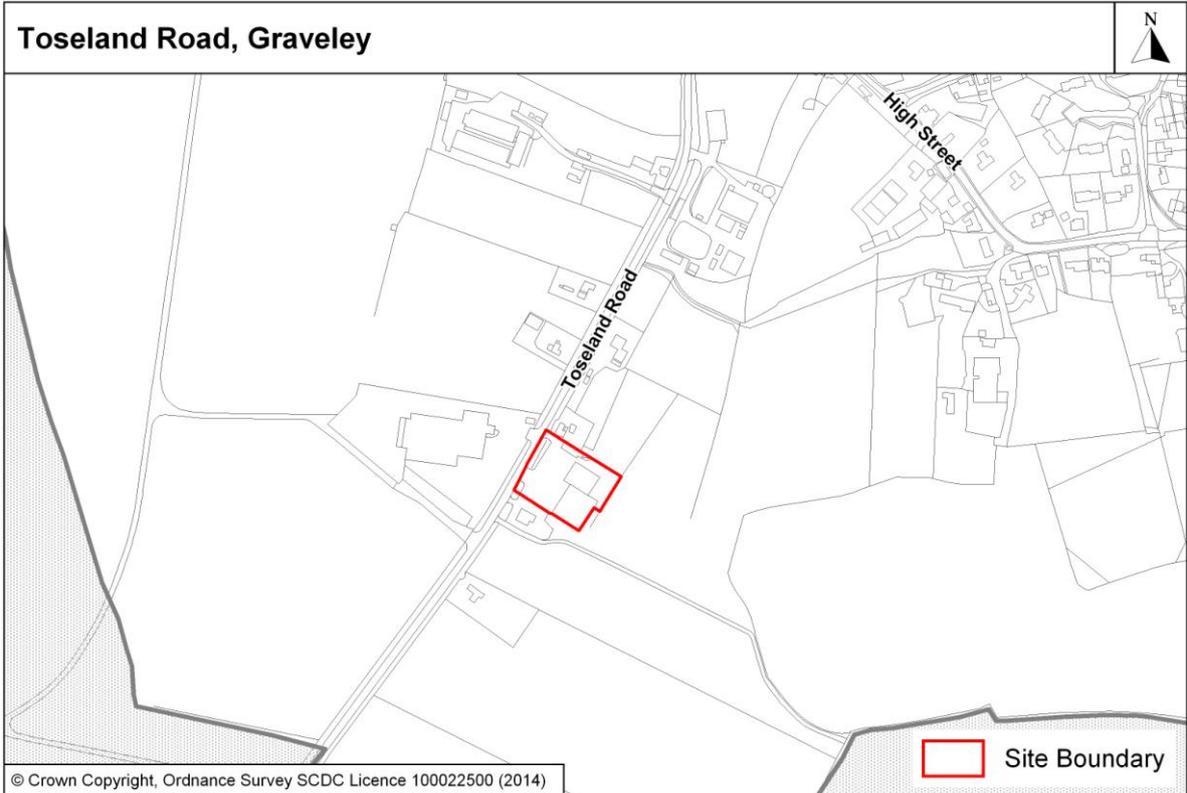
Proposed development including number of dwellings:	6 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	6 dwellings
	In remainder of Plan Period (2014-2031):	6 dwellings (2015-2016), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – included as a Major Modifications MM/7/01 ⁷	
Previous or current use:	“Consists of a collection of former farm buildings and two silos that are part of Bancroft Farm.” [Strategic Housing Land Availability Assessment]	
Info from landowner / developer / agent:	Housing Trajectory Questionnaire (26 August 2014): <ul style="list-style-type: none"> • site is available immediately; • development is achievable and viable; • estimate that development will start on site and be completed in 2015/2016; and • as a former farmyard, the site may require decontamination. Consultation results (189 completed leaflets):	

⁷ Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scams.gov.uk/major-modifications-and-minor-changes>

	<ul style="list-style-type: none"> • Linton Road, Great Abington – 72% support for development • High Street/Pampisford Road, Great Abington – 76% support for development • Bancroft Farm, Little Abington – 86% support for development <p>[Draft Final Sustainability Appraisal – Annex A, March 2014]</p> <p>Representations to Proposed Submission Local Plan (July 2013) – REP 60661: “Committee for Abington Housing objects to policy on village housing sites - we are supported by Parish Councils and overwhelming majority of community in requesting that 3 sites in Great and Little Abington should be allocated for residential development in Local Plan.”</p> <p>SHLAA Call for Sites Questionnaire (2011):</p> <ul style="list-style-type: none"> • the site is available immediately, • the site has not been marketed, • there has been no interest from a developer, and • the first dwellings could be completed in 2011-2016.
<p>Commentary on delivery in AMR 2013-2014:</p>	<p>The Parish Councils of Great and Little Abington are promoting three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. All of the sites were considered through the Strategic Housing Land Availability Assessment (SHLAA) which concluded that they were not potentially capable of providing residential development due to site factors and constraints including landscape heritage and noise impacts.</p> <p>The Parish Council did not concur with the conclusions in the SHLAA and as an alternative to taking forward a Neighbourhood Plan consulted local people about whether the sites should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council has proposed a major modification (MM/7/01⁸) to the Local Plan to allocate these three sites for housing.</p> <p>Land at Bancroft Farm, Little Abington: the major modification proposes that the site is allocated for 6 dwellings. The agent anticipates that development will start and be completed in 2015-2016. The site is a former farmyard and therefore investigations will need to be undertaken to determine if decontamination is required.</p>
<p>Other comments:</p>	

⁸ Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scams.gov.uk/major-modifications-and-minor-changes>

Location: Toseland Road, Graveley



Proposed development including number of dwellings:	6 dwellings	
Number of dwellings anticipated	In Five Year Supply period (2014-2019):	6 dwellings
	In remainder of Plan Period (2014-2031):	6 dwellings (2016-2017), all anticipated to be delivered in the Five Year Supply period
Planning permission / allocated:	Local Plan (submitted March 2014) – included as a Major Modifications MM/7/02 ⁹	
Previous or current use:	Industrial buildings.	
Info from landowner / developer / agent:	<p>Housing Trajectory Questionnaire (14 August 2014):</p> <ul style="list-style-type: none"> • site is available immediately; • estimate that development will be completed by 2016; and • demolition and site clearance are a constraint that may delay the development. <p>Consultation results (68 completed leaflets):</p> <ul style="list-style-type: none"> • Manor Farm site (12 homes and public green area) – 29% support for 	

⁹ Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scams.gov.uk/major-modifications-and-minor-changes>

	<p>development</p> <ul style="list-style-type: none"> • Toseland Road site (6 homes) – 75% support for development [Draft Final Sustainability Appraisal – Annex A, March 2014] <p>Representations to Proposed Submission Local Plan (July 2013) – REP 60787: <i>“My client and the Graveley Parish Council suggest that the development of this brown-field site would provide for positive environmental enhancement, both in terms of the visual amenities of the locality at the approach to Graveley settlement, but also in reducing vehicular movements to and from the site along narrow village roads.”</i></p>
Commentary on delivery in AMR 2013-2014:	<p>Graveley Parish Council is promoting a small scale housing development at Toseland Road to meet identified local housing needs, primarily for market housing but also including some affordable homes. As an alternative to taking forward a Neighbourhood Plan the Parish Council consulted local people about whether the site should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council has proposed a major modification (MM/7/02¹⁰) to the Local Plan to allocate this site for 6 dwellings. The landowner anticipates that the development will start and be completed in 2016.</p>
Other comments:	

¹⁰ Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scams.gov.uk/major-modifications-and-minor-changes>

Appendix 15: Extract from the Councils' Statement to Matter 1: Legal Process and Requirements (Matter 1g) - Memorandum of Understanding

Matter 1g: Have the Councils submitted robust evidence to demonstrate that they have met the Duty to Co-operate?

25. In line with Section 33A of the Planning and Compulsory Purchase Act 2004¹, the NPPF² states that public bodies have a Duty to Co-operate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. The Councils have engaged constructively, actively and on an ongoing basis during the preparation of the two Local Plans, both with each other and with other Duty to Co-operate bodies to maximise the effectiveness of Local Plan preparation in the context of strategic cross- boundary matters. Both Councils consider that the Local Plans have been prepared in accordance with the Duty to Co-operate set out in Section 33A of the Planning and Compulsory Purchase Act 2004 and are also consistent with the NPPG³.
26. The Councils have submitted statements of compliance with the Duty to Co-operate⁴. These documents set out the Councils' extensive engagement with the prescribed Duty to Co-operate bodies, as appropriate to the Local Plans, throughout the stages of evidence base production and plan-making. Additionally, a statement of co-operation between the Greater Cambridgeshire Local Nature Partnership and the Cambridgeshire and Peterborough local planning authorities⁵ sets out how the organisations will continue to co-operate. South Cambridgeshire District Council, Anglian Water and the Environment Agency have also produced and submitted a Joint Position Statement on foul water and environmental capacity in relation to proposed development within South Cambridgeshire⁶.
27. The Cambridgeshire Councils have a long history of joint working, through the preparation of structure plans, regional plans and transport strategy documents. In particular, there is a close functional relationship between Cambridge and South Cambridgeshire, reflecting the closely drawn city boundary and its rural surroundings. Cambridge and South Cambridgeshire's long history of co-operation includes working together on key strategic issues at both officer and member levels, preparation of joint Area Action Plans for major development and production of joint evidence base documents on a wide range of topics.
28. In accordance with the Duty to Co-operate, the Councils have worked together to prepare joint evidence base documents, topic papers, hearing statements, statements of common ground and their respective and complementary Local Plans on similar timescales to set out a clear development strategy for the Greater Cambridge area. At member level, the Cambridgeshire and Peterborough Joint Strategic Planning and

¹ RD/Gov/090

² RD/NP/010

³ RD/NP/020

⁴ RD/Sub/C/100 for Cambridge and RD/Sub/SC/080 for South Cambridgeshire

⁵ RD/Sub/SC/081

⁶ RD/Sub/SC/082

Transport Member Group⁷ and the Cambridge and South Cambridgeshire Joint Strategic Transport and Spatial Planning Group⁸ have met specifically to address issues affecting the long-term planning of Cambridgeshire. Regular officer-level meetings have also taken place throughout the plan-making stages and continue to take place.⁹

29. Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have worked together closely on progressing work from Issues and Options stages for the Local Plans and Transport Strategy¹⁰ through to the Local Plans' submission and the Transport Strategy's adoption and beyond. A key part of developing and delivering a sustainable development strategy has involved the Transport Strategy's preparation, which takes into account planned growth. Given the close linkages between planning for growth and development and for transport and accessibility, the Plans and the Transport Strategy must ensure that growth can be accommodated in the most sustainable way and that people can access the services and facilities they need in an efficient and affordable way. An important aspect of identifying the preferred development strategy involved testing the transport implications by modelling to assess likely implications of development in terms of impact on network, journey time, commuting patterns and impacts on accessibility. This also considers what measures and enhancements might be put in place to help mitigate impacts of development and enhance accessibility. During the preparation of the Transport Strategy, Cambridgeshire County Council also engaged with adjoining highways authorities. South Cambridgeshire District Council has also completed a statement of common ground with Hertfordshire County Council¹¹.
30. Local authorities are responsible for setting the level of housing and employment provision for their areas, based on a clear understanding of the relevant housing market area and functional economic market area. The authorities forming the Cambridge Sub Region Housing Market area prepared a joint Strategic Housing Market Assessment (SHMA) as part of fulfilling the Duty to Co-operate (RD/Strat/090). The Cambridgeshire authorities, together with Peterborough City Council, then agreed a Memorandum of Co-operation which was published in May 2013¹². Building on the local authorities' strong legacy of joint working, the Memorandum demonstrates that the full objectively assessed needs of the Cambridge Sub-Region housing market area identified in the SHMA will be met. It also sets out the vision and objectives for the long-term development of the area, an overview of the evidence for future levels of growth, and the broad spatial approach that will help realise the vision and the area's growth needs. South Cambridgeshire District Council has also agreed Statements of Common Ground with Uttlesford District

⁷ Cambridge City Council, South Cambridgeshire District Council, Cambridgeshire County Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council and Peterborough City Council.

⁸ Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council

⁹ Regular Cambridgeshire and Peterborough Chief Planning Officers' meetings, Planning Policy Forum meetings of the planning policy managers across the county, and meetings between officers from Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council.

¹⁰ Transport Strategy for Cambridge and South Cambridgeshire (RD/T/120)

¹¹ South Cambridgeshire District Council and Hertfordshire County Council – Local Plan – Statement of Common Ground (RD/SCG0/050)

¹² RD/Strat/100

Council¹³ and North Hertfordshire District Council¹⁴ that each district is planning to deliver sites to meet their objectively assessed housing need within their respective administrative boundaries.

31. This Memorandum of Co-operation has already been subject to scrutiny through the examinations of Fenland Local Plan – Core Strategy (adopted May 2014) and the East Cambridgeshire Local Plan. Fenland’s Inspector’s Report¹⁵ and East Cambridgeshire’s Inspector’s Interim Conclusions¹⁶ both conclude that the Memorandum of Co-operation provides clear evidence that co-operation has taken place constructively, actively and on an on-going basis.
32. The plans together provide a coherent development strategy for the Greater Cambridge area. Both Councils have committed to meeting their objectively assessed housing development needs in full in their respective areas. The phasing of development outlined in the submitted plans follows the development sequence and carries forward the development strategy from adopted plans. As expected, development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery. In particular, the fringe sites that were released from the Green Belt in the last round of plan-making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These cross-boundary sites are building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area.
33. In September 2014, the Councils also agreed a further Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory¹⁷. The Memorandum of Understanding supplements the Memorandum of Cooperation of May 2013, under which the Councils have committed to meeting in full their objectively assessed needs within their respective areas, as required by the NPPF.
34. This Memorandum responds to a number of changes in circumstances since the Local Plans were submitted and is justified for the reasons set out in the subsequent paragraphs:

¹³ South Cambridgeshire District Council and Uttlesford District Council: Local Plan – Statement of Common Ground (RD/030)

¹⁴ South Cambridgeshire District Council and North Hertfordshire District Council:
Local Plan – Statement of Common Ground (RD/040)

¹⁵ Paragraph 15 of the Inspector’s Report on the Fenland District Council Core Strategy Local Plan Examination – April 2014 (Rd/Strat/320).

¹⁶ Paragraph 5 of East Cambridgeshire Local Examination Inspector’s Interim Conclusions – 14 July 2014 (RD/Strat/310)

¹⁷ Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory. September 2014 (RD/Strat/350)

- i. The Councils signed up to a City Deal agreement on 19 June 2014, along with Cambridgeshire County Council, Cambridge University and the Greater Cambridgeshire and Greater Peterborough Local Enterprise Partnership. This defines the area covered by the two districts as ‘Greater Cambridge’ and recognises the strong inter-relationship between the two areas. In particular, it acknowledges that Cambridge City and South Cambridgeshire District Councils, along with Cambridgeshire County Council as the Transport Authority, “have worked closely together on new Local Plans and the associated Transport Strategy and have aligned plan-making processes to achieve the benefits of what amounts to a single overarching development, infrastructure and delivery strategy for Cambridge” (City Deal document page 7¹⁸). Furthermore, as part of the City Deal arrangements, the Councils have agreed to prepare a joint Local Plan and Transport Strategy starting in 2019.
- ii. Two Section 78 planning application appeals were allowed on 25 June 2014¹⁹ for sites in Waterbeach in South Cambridgeshire on the basis that the Inspector concluded that the Council was not able to satisfactorily demonstrate a 5-year supply of housing land as required by the NPPF. The Inspector did not consider that it would be the correct approach to take account of the housing supply situation in Cambridge. He commented that this approach is ‘without precedent’. The Inspector also concluded that there was no sound basis for taking the Greater Cambridge City Deal into account in the current 5-year housing land supply, which was at that time still to be signed.
- iii. The NPPG, published on 6 March 2014 and therefore too late to influence the Local Plans submitted on 28 March 2014, provides for the circumstances that where a local planning authority cannot demonstrate a 5-year housing land supply that it can seek agreement with its neighbours under the Duty to Co-operate to meet that shortfall (Reference ID: 3-035-20140306).
- iv. The Councils note that the East Cambridgeshire Local Plan Inspector has endorsed the 2013 Memorandum of Co-operation in his interim conclusions of 14 July 2014²⁰. He comments in respect of the approach to part of East Cambridgeshire’s objectively assessed needs being met in Peterborough under the Duty to Co-operate, that he has “seen no substantive evidence that providing an element of the Cambridge HMA’s needs within Peterborough would conflict with the Framework’s sustainable development objectives. Indeed, given Peterborough’s accessibility, infrastructure availability and range of service

¹⁸ Greater Cambridge City Deal, page 7 (RD/Strat/300)

¹⁹ Appeal Decision: APP/W0530/A/13/2207961 Land to the west of Cody Road, Waterbeach, Cambridge, CB25 9LS. June 2014 (RD/Strat/330) and Appeal Decision: APP/W0530/A/13/2209166 Land north of Bannold Road, Waterbeach, Cambridgeshire. June 2014 (RD/Strat/340)

²⁰ East Cambridgeshire Local Examination Inspector’s Interim Conclusions – 14 July 2014 (RD/Strat/310)

provision, the intended arrangement would broadly accord with general sustainable development principles” (paragraph 23) and that “furthermore, given that the intended apportionment of development has been agreed by local authorities working in co-operation as required by the legal duty already discussed, it seems to me that the approach that is now proposed is consistent with the principles of localism. National planning policy allows for circumstances where development requirements from one local authority area will be met in another” (paragraph 24).

35. The Memorandum of Understanding supports the joint development strategy and sequence and is about when (not where) the identified objectively assessed needs will be met in the Greater Cambridge area during the plan period. It formalises the development strategy contained in the submitted Local Plans, demonstrates that the plans are sound and that there has been appropriate and on-going collaboration in planning across the Greater Cambridge area. It will also ensure that both Councils can demonstrate a continuous 5 year housing land supply as required by the paragraph 47 of the NPPF. As recognised in the Memorandum of Understanding consequential modifications to both local plans are required to make clear in policy that the housing trajectories, 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 for plan-making and decision-taking. Proposed main modifications to both Plans are set out in Appendix 3 of this statement.

36. A number of representations have been made to both plans referencing the Duty to Co-operate. These primarily relate to the delivery of spatial strategy for the location of further housing and other uses, including whether or not Green Belt sites should be allocated for development and whether there should be more housing in villages. Some representations are also about methodologies used for various assessments. The Councils consider that these representations relate to an outcome of the Duty to Co-operate (and hence are associated with soundness concerns), rather than relating to the legal and procedural aspect of the Duty to Co-operate. Issues relating to the overarching development strategy for Cambridge and South Cambridgeshire are addressed in the Councils’ Matter 2 hearing statement, whilst issues relating to housing and employment and retail needs are set out in the Councils’ Matter 3 and 4 hearing statements respectively. Methodologies for housing and other assessments are considered in statements to other matters.

Appendix 16: Greater Cambridge Housing Trajectory: Proposed Main Modifications to the Cambridge Local Plan 2014: Proposed Submission (RD/Sub/C/010) and the Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

Taken from Appendix 3 of the Councils' Matter 1 Statement

The modifications below relate to the changes required to reflect the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). The changes are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the relevant Local Plan, and do not take account of the deletion or addition of text.

Table 3.1: Main Modifications to the Cambridge Local Plan

Page	Policy/ Paragraph	Main Modification
18	After paragraph 2.17	<p><i>Add new paragraph 2.17a to read:</i></p> <p><u>In September 2014, a Memorandum of Understanding was agreed by Cambridge City Council and South Cambridgeshire District Council. The Memorandum recorded an agreement between the Councils under the duty to co-operate, that the housing trajectories for the two areas should be considered together, including for the purposes of calculating 5-year housing land supply in development management decisions that concern housing development.</u></p>
24	Policy 3: Spatial strategy for the location of residential development	<p><i>Amend the second paragraph of Policy 3 to read:</i></p> <p>Provision will be made for the development of not less than 14,000 additional dwellings within Cambridge City Council's administrative boundary over the period from April 2011 to March 2031 to meet the objectively assessed need for homes in Cambridge. This will enable continuous delivery of housing for at least 15 years from the anticipated date of adoption of this local plan. <u>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.</u> This <u>Provision</u> includes two small sites to be released from the Cambridge Green Belt at Worts' Causeway, which will deliver up to 430 dwellings.</p>

Page	Policy/ Paragraph	Main Modification
26	Paragraph 2.45	<p><i>Amend paragraph 2.45 to read:</i></p> <p>The Cambridge housing trajectory set out in Figure 2.2 <u>included and updated each year in the Annual Monitoring Report</u> illustrates the expected rate of delivery of new dwellings. It demonstrates how the objectively assessed need for an additional 14,000 homes to 2031 could be achieved. To meet objectively assessed need, an average of 700 additional dwellings a year are required between 2011 and 2031. <u>As outlined in paragraph 2.17a, the Councils have agreed that the housing trajectories for both areas be considered together for the purposes of housing delivery, including calculation of 5 year housing land supply in development management decisions that concern housing development. This is consistent with the development sequence and spatial development strategy for Cambridge and South Cambridgeshire, and the phasing of housing delivery reflecting that strategy. As such, sites at the top of the development sequence in and on the edge of the urban area of Cambridge will deliver in the early and middle part of the plan period. Delivery in South Cambridgeshire will be greater in the middle and latter parts of the plan period, in particular as the fringe sites build out from the edge of Cambridge and move across the administrative boundary into South Cambridgeshire and as the new settlements come forward. There will also be some housing in larger villages early in the plan period.</u></p>
26 & 27	Paragraphs 2.46, 2.47, and Figure 2.2: Housing trajectory	<i>Delete paragraphs 2.46, 2.47, and Figure 2.2: Housing trajectory</i>
26	Paragraph 2.48	<p><i>Amend paragraph numbering and paragraph to read:</i></p> <p>The trajectory relies <u>trajectories rely</u> on information about sites that have the potential to deliver dwellings over the next 15 years and beyond., taken from the strategic housing land availability assessment (SHLAA) and work on local plan allocation sites.</p>

Table 3.2: Main Modifications to the South Cambridgeshire Local Plan

Page	Policy/ Paragraph	Main Modification
15	After paragraph	<p><i>Add new paragraph 2.12a to read:</i></p> <p><u>A Memorandum of Understanding was also agreed between</u></p>

Page	Policy/ Paragraph	Main Modification
	2.12	<u>Cambridge City Council and South Cambridgeshire District Council in September 2014, which agrees 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.</u>
26	Paragraph 2.39	<i>Add an additional sentence to the end of paragraph 2.39:</i> Over the plan period, the figure of 19,000 new homes implies an average delivery rate of 950 homes per year. While less than the Core Strategy 2007 annualised average of 1,176 homes, for comparison over the period 2001 to 2011 a total of 7,663 homes were built at an average of 766 homes per year and the Local Plan therefore represents a consistent step change in housing delivery over a lengthy period. <u>The phasing of housing delivery is dealt with in Policy S/12.</u>
36	Policy S/12: Phasing, Delivery and Monitoring	<i>Amend the first paragraph of Policy S/12 to read:</i> 1. The Local Plan aims to achieve a continuous high level of housing production throughout the plan period to support predicted and actual jobs growth. <u>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.</u> Housing sites are not <u>deliberately</u> phased with the exception of:
37	Paragraph 2.61	<i>Amend paragraph 2.61 to read:</i> The South Cambridgeshire Housing Trajectory <u>set out in Figure 3 included and updated each year in the Annual Monitoring Report</u> illustrates the expected rate and phasing of delivery of new homes. It demonstrates how the objectively assessed need for an additional 19,000 homes between 2011 and 2031 could be achieved. This represents an average of 950 homes a year but the delivery of homes will vary over the plan period responding to individual site circumstances and changes in the national economy. <u>As outlined in paragraph 2.12a, the Councils have agreed that the housing trajectories for both areas be considered together for the purposes of housing delivery, including calculation of 5-year housing land supply in development management decisions that concern housing</u>

Page	Policy/ Paragraph	Main Modification
		<p>development. This is consistent with the <u>development sequence and spatial development strategy for Cambridge and South Cambridgeshire, and the phasing of housing delivery reflecting that strategy</u>. As such, <u>sites at the top of the development sequence in and on the edge of the urban area of Cambridge will deliver in the early and middle part of the plan period. Delivery in South Cambridgeshire will be greater in the middle and latter parts of the plan period, in particular as the fringe sites build out from the edge of Cambridge and move across the administrative boundary into South Cambridgeshire and as the new settlements come forward. There will also be some housing in larger villages early in the plan period.</u> All dwelling figures in the trajectory are net additional dwellings (i.e. completed dwellings minus losses of dwellings). The trajectory relies <u>trajectories rely</u> on information about sites which have the potential to deliver dwellings over the next 15 years and beyond, taken from the Strategic Housing Land Availability Assessment and work on Local Plan allocation sites.</p>
39	Figure 3: Housing Trajectory	<i>Delete Figure 3: Housing Trajectory</i>

Appendix 17: Rolling five-year supply

Cambridge & South Cambridgeshire		2014-2019	2015-2020	2016-2021	2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2031
Liverpool	5%	6.6	7.3	7.5	7.3	7.2	7.0	6.8	6.7	6.7	6.8	7.1	7.9
Liverpool	20%	5.8	6.4	6.5	6.4	6.3	6.1	5.9	5.9	5.9	5.9	6.2	6.9
Sedgelyield	5%	6.1	6.6	6.9	7.5	8.2	8.9	9.8	10.2	10.3	10.4	10.0	9.7
Sedgelyield	20%	5.4	5.8	6.0	6.5	7.2	7.7	8.6	8.9	9.0	9.1	8.7	8.5

South Cambridgeshire		2014-2019	2015-2020	2016-2021	2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2031
Liverpool	5%	5.3	5.9	6.3	6.4	6.6	6.7	6.8	6.9	7.0	7.3	7.8	9.1
Liverpool	20%	4.6	5.2	5.5	5.6	5.8	5.8	5.9	6.0	6.1	6.4	6.9	7.9
Sedgelyield	5%	4.7	5.1	5.3	5.6	6.2	6.6	7.1	7.5	7.9	8.6	9.3	10.3
Sedgelyield	20%	4.1	4.4	4.7	4.9	5.4	5.8	6.2	6.6	6.9	7.5	8.1	9.0

Cambridge		2014-2019	2015-2020	2016-2021	2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2031
Liverpool	5%	8.5	9.3	9.3	8.9	8.3	7.5	6.8	6.4	5.9	5.5	5.3	5.2
Liverpool	20%	7.4	8.1	8.1	7.8	7.3	6.6	5.9	5.6	5.2	4.8	4.6	4.5
Sedgelyield	5%	8.5	9.2	9.8	12.4	16.0	23.8	65.6	151.7	259.5	37.6	13.7	7.9
Sedgelyield	20%	7.5	8.0	8.6	10.8	14.0	20.8	57.4	132.8	227.1	32.9	12.0	6.9

Appendix 18: Completions against adopted plan targets 1999-2014

Cambridge:

The below table shows completions against the targets set out in adopted plans for Cambridge and including the Cambridge Local Plan 2014.

	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
Completions	325	159	287	287	505	601	731	629	521	588	287	390	352	481	1299	
Structure Plan 1995 targets for Cambridge	247	247	247	247	247	247	247									
Structure Plan 2003 targets for Cambridge	735	735	735	735	735	735	735	735	735	735	735	735	735	735	735	735
Local Plan 2006 targets	735	735	735	735	735	735	735	735	735	735	735	735	735	735	735	735
Local Plan 2014 targets													700	700	700	700

Source: Cambridge Annual Monitoring Report 2014, page 126 (RD/AD/360)

Notes:

Years prior to plan adoption highlighted.

The 1995 Structure Plan, period 1991 to 2006, housing target for Cambridge 1991-2006 of 3,700 or 247 per year. See extract at Appendix 21.

The 2003 Structure Plan¹, period 1999-2016, housing target for Cambridge 12,500 or 750 per year. Adopted October 2003.

The 2006 Local Plan², period 1999-2016, housing target 12,500, or 750 per year. Adopted July 2006.

¹ RD/AD/010 policies P5/1 and P9/1

² RD/AD/300 policy 5/1

South Cambridgeshire

The below table shows completions against the targets set out in adopted plans for South Cambridgeshire and including the South Cambridgeshire Local Plan 2014.

	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
Completions	801	801	525	653	979	571	877	924	1274	610	611	656	678	559	636	
Structure Plan 1995 targets for South Cams	753	753	753	753	753	753	753	753								
Local Plan 2004 targets	753	753	753	753	753	753	753	753								
Structure Plan 2003 targets for South Cams	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176
Core Strategy 2007 targets	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176	1176
Local Plan 2014 targets													950	950	950	950

Source: SCDC Annual Monitoring Reports RD/AD/240

Notes:

Years prior to plan adoption highlighted.

The 1995 Structure Plan, plan period 1991-2006, target 11,300 or 753 per year, see extract at Appendix 21.

The 2004 Local Plan, plan period 1991 to 2006, target 11,300 or 753 per year, see extract at Appendix 21. Adopted February 2004.

The 2003 Structure Plan³, plan period 1999-2016, target 20,000 or 1176 per year. Adopted October 2003.

³ RD/AD/010 policies P5/1 and P9/1

**Appendix 19: Analysis of Historic Windfall Completions in South Cambridgeshire
2006-2014**

	<i>Total dwellings completed</i>	<i>Dwellings completed on allocated land</i>	<i>Windfall dwelling completions excluding gardens</i>	<i>Dwellings completed on gardens</i>
2006-2007	924	689	170	65
2007-2008	1,274	737	471	66
2008-2009	610	393	170	47
2009-2010	595	290	265	40
2010-2011 *	656	379	218	59
2011-2012 *	678	458	200	20
2012-2013	559	443	77	39
2013-2014	636	261	321	54
TOTAL	11,139	7,409	3,092	638

* Data for these years has been revised to be consistent with data now published by Cambridgeshire County Council's Research and Monitoring Team. An on-going assessment is undertaken by the Research and Monitoring Team to remove any inaccuracies.

Summary of windfall dwelling completions excluding gardens for 2006-2014

	<i>For all years 2006-2014</i>	<i>Excluding 2007-2008 ^</i>
<i>average per year</i>	237	203

^ In 2007-2008 the total number of dwellings completed was significantly higher than any other year, and a high number of windfall dwelling completions excluding gardens were completed. To generate a robust calculation of the average historic number of windfall completions, both an average of historic windfall completions including all years was calculated and also an average excluding 2007-2008 data and the lower figure has been included in the housing trajectory, rounded to 200 per annum.

Appendix 20 Cumulative Actual and Predicted Completions compared to the Cumulative Annualised Requirement

Greater Cambridge	2011-2012	2011-2013	2011-2014	2011-2015	2011-2016	2011-2017	2011-2018	2011-2019	2011-2020	2011-2021	2011-2022	2011-2023	2011-2024	2011-2025	2011-2026	2011-2027	2011-2028	2011-2029	2011-2030	2011-2031
Cumulative completions	1,030	2,070	4,005	5,321	7,132	10,221	13,058	15,834	18,530	20,672	22,681	24,655	26,277	27,912	29,367	30,738	32,087	33,446	34,922	36,389
Cumulative annualised target	1,650	3,300	4,950	6,600	8,250	9,900	11,550	13,200	14,850	16,500	18,150	19,800	21,450	23,100	24,750	26,400	28,050	29,700	31,350	33,000
Cumulative surplus / shortfall	-620	-1,230	-945	-1,279	-1,118	321	1,508	2,634	3,680	4,172	4,531	4,855	4,827	4,812	4,617	4,338	4,037	3,746	3,572	3,389

Cambridge	2011-2012	2011-2013	2011-2014	2011-2015	2011-2016	2011-2017	2011-2018	2011-2019	2011-2020	2011-2021	2011-2022	2011-2023	2011-2024	2011-2025	2011-2026	2011-2027	2011-2028	2011-2029	2011-2030	2011-2031
Cumulative completions	352	833	2,132	2,744	3,756	5,537	7,009	8,357	9,593	10,425	11,164	11,688	12,070	12,445	12,815	13,126	13,360	13,599	13,855	14,102
Cumulative annualised target	700	1,400	2,100	2,800	3,500	4,200	4,900	5,600	6,300	7,000	7,700	8,400	9,100	9,800	10,500	11,200	11,900	12,600	13,300	14,000
Cumulative surplus / shortfall	-348	-567	32	-56	256	1,337	2,109	2,757	3,293	3,425	3,464	3,288	2,970	2,645	2,315	1,926	1,460	999	555	102

South Cams	2011-2012	2011-2013	2011-2014	2011-2015	2011-2016	2011-2017	2011-2018	2011-2019	2011-2020	2011-2021	2011-2022	2011-2023	2011-2024	2011-2025	2011-2026	2011-2027	2011-2028	2011-2029	2011-2030	2011-2031
Cumulative completions	678	1,237	1,873	2,577	3,376	4,684	6,049	7,477	8,937	10,247	11,517	12,967	14,207	15,467	16,552	17,612	18,727	19,847	21,067	22,287
Cumulative annualised target	950	1,900	2,850	3,800	4,750	5,700	6,650	7,600	8,550	9,500	10,450	11,400	12,350	13,300	14,250	15,200	16,150	17,100	18,050	19,000
Cumulative surplus / shortfall	-272	-663	-977	-1,223	-1,374	-1,016	-601	-123	387	747	1,067	1,567	1,857	2,167	2,302	2,412	2,577	2,747	3,017	3,287

Scale of Development

Policy SP4/1 PROVISION FOR NEW HOUSING DEVELOPMENT WILL BE APPROXIMATELY AS FOLLOWS:

DISTRICT	1991 - 2006 DWELLINGS
FENLAND	10,200
PETERBOROUGH	9,800
PETERBOROUGH SOUTHERN TOWNSHIP ¹	5,200
HUNTINGDONSHIRE	12,300
EAST CAMBRIDGESHIRE	7,500
SOUTH CAMBRIDGESHIRE	11,300
CAMBRIDGE CITY	3,700

COUNTY TOTAL	60,000

THE SUPPLY OF HOUSING LAND TO MEET THE REQUIREMENTS OF THIS POLICY WILL BE MONITORED ON A CONTINUING BASIS.

¹ PETERBOROUGH SOUTHERN TOWNSHIP WILL BE LOCATED PARTLY IN PETERBOROUGH AND PARTLY IN HUNTINGDONSHIRE.

- 4.5 The total amount of land allocated for housing must be related to RPG6 *Regional Planning Guidance for East Anglia (1991)*. This envisages around 74,000 new dwellings in Cambridgeshire between 1986 and 2006. By 1991, some 27,000 dwellings had already been completed, leaving a residue of 47,000. However, the Structure Plan makes provision for 13,000 dwellings above this figure (*see Table 4.1*) to take account of the following factors:
- (i) housing forecasts which suggest that pressures for new housing will be at least 6,000 dwellings above the Regional Guidance total;
 - (ii) existing commitments in the form of completions, planning permissions, local plan allocations, and the continuing flow of small sites, which in aggregate are estimated to exceed the Regional Guidance figure by 9,800 dwellings;
 - (iii) the need for additional provision to help meet otherwise unmet needs for low cost or affordable housing, and to contribute to other essential services;
 - (iv) the need to balance the potential for employment growth in the more prosperous areas with a reasonable level of housing provision;
 - (v) the location of much of the provision related to housing commitments in the north and east of the County, which are target areas for regional dispersal in any event.

THE STRUCTURE PLAN HOUSING REQUIREMENT

POLICY HG1: The District Council will make provision for approximately 11,300 new dwellings in the District during the period mid 1991 to mid 2006. The District Council will keep under review the need for housing land in South Cambridgeshire with the aim of ensuring that at any time sufficient land is available for development to meet all forms of planned housing requirements in accordance with the policies of the Local Plan.

4.4 This Plan aims to ensure that enough land is genuinely available to provide a realistic prospect of meeting the Structure Plan housing requirement of 11,300 new dwellings in South Cambridgeshire during the period 1991 to 2006. Most of this land has already been developed or committed, leaving a relatively modest quantity to be identified. The outstanding requirement is calculated as shown in Figure 1 below:-

Figure 1: Outstanding Structure Plan housing requirement as at mid-2001

Structure Plan requirement for mid 1991 to mid 2006		11,300
Components of Supply		
1.	Completions to mid- 2001 (excluding Cambourne)	5,983
2.	Completions at Cambourne (all actual and forecast completions to mid 2006)	2,000
3.	80% of unimplemented estate planning permissions (excluding Cambourne) [4,587 unimplemented permissions – 410 Cambourne completions = 4,177] [4,177-2,890 incomplete/uncommenced Cambourne units = 1,287] [1,287 x 80% = 1,029]	1,029
4.	Forecast windfalls 2001-2006	1,000
	<i>Sub total</i>	<i>10,012</i>
5.	Outstanding requirement to be identified at mid 2001	1,288 (say 1,300)

Notes:

(1) Component 3 above is derived by deducting the present Cambourne completions from the original Cambourne permissions (3,300 – 410 = 2,890) and then deducting the remaining Cambourne permissions from the District