

**Local Plan Examinations
Cambridge City and South Cambridgeshire**

Matters and Issues for Joint hearing sessions – Third Block of hearings

Matter 8 Housing Land Supply and Delivery

Matter 8A

Are the housing trajectories realistic; will they deliver the number of new homes expected, within the Plan period?

- i. Are the expectations for existing permissions and new allocations reasonable? Is there too much reliance on new settlements and will this prejudice the delivery of new housing in the plan period. (NB representations regarding individual sites will be heard at a later hearing).
- ii. Is there sufficient flexibility to deal with changing circumstances and/or uncertainty over when allocations will come forward for development?

Matter 8B

Will the Plans ensure a rolling five year supply of specific deliverable sites in accordance with paragraph 47 of the Framework?

- iii. Does the Memorandum of Understanding (RD/Strat/350) reflect an acceptance that, individually, the two plans will not provide a rolling five year supply across the plan period? If so, will the planned MMs (Appendix 3 of the Councils' statement to Matter 1), which would rely on a combined housing trajectory for Greater Cambridge, ensure compliance with paragraph 47 of the Framework? Bearing in mind the Inspector's rejection of this approach in the Waterbeach appeals, are the Councils able to draw my attention to any cases where such an approach has been supported (other than where joint plans have been prepared)? Would it be a better approach, if supported by the evidence, to have a 'stepped approach' (see, for example, West Lancashire Local Plan) to identifying the five year housing land supply for each Council on an individual basis?
- iv. Does the evidence on past delivery, (which I have taken to be paragraphs 3.18 -3.19 of RD/Top/070 for CCC and Table 3 of RD/Top/050 for SCDC) justify the use of a 5%, rather than 20% buffer?
- v. Is there compelling evidence with reference to historic delivery rates and expected future trends, as required by paragraph 48 of the Framework, that windfalls will contribute to the five year supply? For South Cambs Local Plan, are paragraphs 2.65 and 2.66 consistent with part 2 of Policy S/12?
- vi. For each Council what, if any, is the shortfall in delivery from the early years of the Plan period which needs to be accounted for and

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can this be made up in the first five years, which is the preferred method in Planning Practice Guidance? If not, what are the local circumstances which justify using a longer period (i.e not the economic recession).

- vii. How will the extra 1,000 new homes on rural exception sites to be delivered as part of the City Deal be reflected in the housing trajectory/ five year housing land supply?

Attendees for 8A and 8B:

CCC and SCDC and those wishing to appear on representations to: Cambridge Local Plan paragraphs 2.43 – 2.48, table 2.3 and figure 2.2. South Cambs Local Plan Policy S/6 (where representations relate to general issues of housing land supply and delivery), Policy S/12 (2), paragraphs 2.61 - 2.67, figure 3.

Matter 8C

Should the more sustainable villages make an increased contribution to housing supply? Would this offer a more reliable contribution to land supply and delivery of new housing. (NB Specific policies for the rural areas – S/7, S/8, S/9, S/10, S/11 – will be considered in detail at a later hearing).

Attendees for 8C:

SCDC and those wishing to appear on representations to Policy S/6 (4)