



# Greater Cambridge Authority Monitoring Report

Covering the period 1<sup>st</sup> April 2018 – 31<sup>st</sup>  
March 2019

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GREATER CAMBRIDGE  
SHARED PLANNING

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## 1. Introduction and Context

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### A. Greater Cambridge Today

- 1.1 Cambridge has an area of approximately 4,070 hectares and is located around 60 miles north-east of London. Cambridge is encircled by South Cambridgeshire which covers an area of approximately 90,163 hectares. Cambridge is best known as the home of the University of Cambridge (which is made up of 31 colleges). The 2018 population estimates (Cambridgeshire Insight) estimate a population of 136,850 in Cambridge and 157,470 in South Cambridgeshire.

### B. The Authority Monitoring Report (AMR)

- 1.2 Monitoring is essential to establish what has been happening in Greater Cambridge, what is happening now, what may happen in the future and what needs to be done to achieve planning policies and targets.
- 1.3 The Planning and Compulsory Purchase Act 2004 and subsequent regulations introduced the requirement for local planning authorities to produce an Authority Monitoring Report (AMR) which sets out the Councils progress in producing new planning policy documents against the timetable included in the approved [Local Development Scheme](#) and in implementing planning policies included in their Local Development Framework (or Local Plans).
- 1.4 The Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 set out revised requirements for monitoring. Local planning authorities are still required to publish information monitoring progress on the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis, although the requirement to submit the AMR to the Secretary of State by 31 December has been removed.
- 1.5 The Localism Act 2011 also created the duty to co-operate which places a legal duty on local planning authorities and other specified organisations to co-operate with each other to address strategic issues relevant to their areas. The Town and Country Planning (Local Planning) (England) Regulations 2012 require the AMR to give details of what action the Council has taken relating to the duty to co-operate.

- 1.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 have also introduced the requirements that the AMR includes: (i) details of any neighbourhood development orders or neighbourhood development plans made; and (ii) if a Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies.
- 1.7 This AMR covers the period from 1 April 2018 to 31 March 2019. The adopted planning policies for the period covered by this AMR are those contained in the:
- Cambridge Local Plan (2018) - adopted 18 October 2018 and the South Cambridgeshire Local Plan (2018) – adopted on 27 September 2018;
  - Cambridge East AAP – adopted in February 2008;
  - Cambridge Southern Fringe AAP – adopted in February 2008;
  - North West Cambridge AAP – adopted October 2009; and
  - Northstowe Area Action Plan – adopted in July 2007.

### **C. Monitoring in Greater Cambridge**

- 1.8 Monitoring in Cambridgeshire is currently carried out through a partnership between the Business Intelligence (Research) Team at Cambridgeshire County Council and the Planning departments at the five district councils. The Business Intelligence (Research) Team maintains a database of planning permissions involving the creation or removal of residential, business, retail and leisure uses plus any planning permissions for renewable energy generators. An annual survey of all extant planning permissions included in the database takes place each year, involving officers from the County Council and district councils, to collect information on their status: built, under construction or not yet started.
- 1.9 The Business Intelligence (Research) Team then provides the district councils with the necessary results for their AMR output indicators and a site-by-site list of planning permissions and their status. The Business Intelligence (Research) Team also publish summary tables and topic reports on housing, business, retail and renewable energy completions and commitments on their [website](#). For some indicators the data for previous years has been revised from the data previously published; this is a result of the on-going assessment of data by the Business Intelligence (Research) Team to remove any inaccuracies.
- 1.10 Data required for other indicators is obtained from various teams at Cambridgeshire County Council, Cambridge City Council, South

Cambridgeshire District Council (SCDC), and other external organisations such as Natural England and the Environment Agency.

#### **D. Structure of the document**

- 1.11 Chapter 2 of the document provides updates on the progress against the Local Development Scheme, actions on duty to co-operate, updates on neighbourhood planning, Community Infrastructure Levy and on the Statement of Community Involvement. Chapter 3 is broken into several topics, such as Housing and Employment, and provides textual updates and the headline findings in relation from the monitored indicators (with the data set out in Appendix 2). Appendix 1 lists all of the indicators by document. A RAG column is included in the table for each indicator and where the indicator includes a target a colour is assigned to indicate whether the target is on track. Appendix 2 contains tables and charts with data which relate to the indicators listed in Appendix 1.

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## 2. Commentary

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### A. Progress against the Local Development Scheme

- 2.1 Between March and September 2013 the councils produced and consulted upon their individual draft Local Plans. Both Local Plans and associated documentation were submitted to the Planning Inspectorate for Examination in March 2014. This examination was conducted between March 2014 and August 2018.
- 2.2 The Examination hearing sessions for the Local Plan examination concluded in July 2017. Following these hearings, a public consultation on Main Modifications to the Local Plans (and associated Sustainability Appraisals of the Main Modifications) was completed in January and February 2018. The independent Inspectors' Final Reports on the Cambridge and South Cambridgeshire Local Plans were published on 3 September 2018. The Inspectors' Report concluded that, with the recommended main modifications which are set out in their report, both Local Plans satisfied the relevant legal requirements and met the criteria for soundness in the National Planning Policy Framework (NPPF).
- 2.3 Both Local Plans were adopted by their respective Council. The South Cambridgeshire Local Plan was adopted on 27 September 2018 and the Cambridge Local Plan on 18 October 2018.
- 2.4 The Councils' new Local Plans both include a policy which makes a commitment to an early review of those Plans. The policies are for a new Local Plan to be prepared jointly by Cambridge and South Cambridgeshire Councils for their combined districts (Greater Cambridge). A new Local Development Scheme (LDS) was adopted in October 2018 setting out a timetable for the preparation of a Greater Cambridge Local Plan.
- 2.5 Work began on the preparation of the Greater Cambridge Local Plan in 2019 with a number of workstreams including 8 Local Plan workshops with stakeholders to identify key issues facing Greater Cambridge over the next 20 years or so.
- 2.6 The Issues and Options consultation 'the first conversation' took place in January and February 2020. This was slightly later than envisaged by the October 2018 LDS. A minor update was made to the scheme to reflect this timetable change.

- 2.7 The October 2018 LDS also sets out the Council's intention to prepare a North East Cambridge Area Action Plan (AAP). The AAP is being prepared jointly between both councils. Since the start of the Local Plan examinations, the Combined Authority submitted a Housing Infrastructure Fund (HIF) bid for funding. In March 2019 it was announced that the Cambridge bid had been successful. An initial issues and options consultation was undertaken between December 2014 and February 2015. A further issues and options consultation was undertaken in Spring 2019, as anticipated in the LDS. A consultation on the draft North East Cambridge APP is expected in Summer 2020.

## **B. Action taken on Duty to Co-operate**

- 2.8 **Working with Duty to Co-operate Bodies:** During the preparation of the adopted Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018, South Cambridgeshire District Council and Cambridge City Council engaged constructively, actively and on an ongoing basis, both with each other and with the other Duty to Co-operate bodies to maximise the effectiveness of the Local Plan preparation in the context of strategic cross boundary matters. This was confirmed by the Inspectors in their reports on the Local Plans, which concluded that the duty to co-operate had been met. As part of this both South Cambridgeshire District Council and Cambridge City Council agreed a [Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory](#). This confirms the agreement between the two Councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, and for calculating five year housing land supply for plan-making and decision-taking. The inspectors in their reports on the Local Plans concluded this would be a reasonable approach and would assist in securing sustainable development in Greater Cambridge.
- 2.9 For the new joint Greater Cambridge Local Plan currently being prepared, the two authorities are working together as one, and will again engage constructively, actively and on an ongoing basis with the other Duty to Co-operate bodies to address strategic cross-boundary matters. The authorities are seeking to address the Duty to Cooperate in all relevant aspects of the plan, including governance, consultation, and evidence gathering.
- 2.10 In terms of governance that will support constructive and ongoing engagement, a non-statutory Joint Local Planning Advisory Group has been set up to provide efficient and effective coordination of spatial planning for the Cambridge City and South Cambridgeshire districts. The group includes members of Cambridge City Council, South Cambridgeshire District Council, and Cambridgeshire County Council (which is also under the duty to

cooperate). The Terms of Reference for the Group also includes the statement that ‘there will be liaison with neighbouring authorities and other relevant bodies when appropriate’. Further to this, a joint high-level officer group comprising representatives of both councils, Greater Cambridge Partnership, Cambridgeshire County Council and the Cambridgeshire & Peterborough Combined Authority meets on a monthly basis to help steer the development of the Local Plan. This will support ongoing engagement between the two councils, the County Council, and the Combined Authority (which incorporates the Business Board that has the functions of the Local Enterprise Partnership – a prescribed duty to cooperate body).

- 2.11 In terms of consultation, the Greater Cambridge Local Plan: The First Conversation (Issues & Options 2020) held between January and February 2020, identified [an initial list of potential strategic cross-boundary matters](#), and sought responses on whether these were the right ones to address. Scoping is now being undertaken to confirm strategic cross-boundary matters, including analysing responses to the First Conversation, and mapping out the process for engagement to address the duty to cooperate right through to submission of the Plan.
- 2.12 In terms of evidence, South Cambridgeshire District Council and Cambridge City Council continue to engage with neighbouring authorities and relevant prescribed Duty to Cooperate bodies on an ongoing basis across relevant functional geographies. Examples include working with the County Council and Combined Authority to develop the Local Plan transport evidence base, as well as engaging with the relevant prescribed bodies to develop the brief for and initiate environmental evidence. Further to this, examples of where shared evidence bases are being developed include a Housing Mix study and Gypsy and Traveller Accommodation Needs Assessment jointly procured on behalf of Cambridgeshire authorities. The authorities will engage on an ongoing basis with relevant duty to cooperate bodies where evidence base findings have cross-boundary implications.

### **C. Details of Neighbourhood Development Orders or Neighbourhood Development Plans Made**

- 2.13 Neighbourhood planning was introduced by the Localism Act in 2011. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

2.14 Before a Neighbourhood Plan can be prepared a **neighbourhood area** must be designated. At June 2020 there are nineteen designated neighbourhood areas in South Cambridgeshire:

- **Babraham;**
- **Bassingbourn-cum-Kneesworth;**
- **Cottenham;**
- **Foxton;**
- **Fulbourn;**
- **Gamlingay;**
- **Great Abington Former Land Settlement Association (LSA) Estate** – this covers the former Land Settlement Association estate, which only forms part of the parish of Great Abington;
- **Histon & Impington** – this covers the area of the parish to the north of the A14;
- **Horseheath;**
- **Linton and Hildersham** – these two parishes have joined together to form a single neighbourhood area;
- **Melbourn;**
- **Pampisford;**
- **Sawston;**
- **Stapleford and Great Shelford** – these two parishes have joined together to form a single neighbourhood area;
- **Swavesey;**
- **Thriplow;**
- **Waterbeach** – South Cambridgeshire District Council and Waterbeach Parish Council have agreed a framework as to how they will work together;
- **West Wickham;** and
- **Whittlesford.**

2.15 There is one designated neighbourhood area in Cambridge City. The South Newnham Neighbourhood Area and the Neighbourhood Forum was designated on 22 March 2017. A draft Neighbourhood Plan for South Newnham has not yet been submitted to the Council.

2.16 Four of these Neighbourhood Plans have reached formal stages in the preparation of a Neighbourhood Plan:

- Cottenham: Cottenham was designated a neighbourhood area on 17 November 2015. Pre-submission public consultation on the Cottenham Neighbourhood Plan took place between June and August 2018. The

Cottenham neighbourhood plan was submitted to SCDC on 15 January 2019. Public consultation on the submission took place between February and March 2019. The Neighbourhood Plan was sent for examination on 18 April 2019. The examiner's report was received 10 December 2019. The referendum on the Cottenham Neighbourhood Plan was due to take place on 26 March 2020, however this referendum has been suspended until further notice due to the Covid-19 outbreak.

- Histon & Impington: The Histon and Impington neighbourhood area was designated on 9 September 2014. A Neighbourhood Plan was prepared and subject to two public consultations. Pre-submission consultation took place in October and November 2018. The Neighbourhood Plan was submitted to SCDC in summer 2019 and was subject to public consultation in June and July 2019. The neighbourhood plan was sent for examination on 2 August 2019. The Examiner's report on the Histon & Impington Neighbourhood Plan was received on 9 March 2020, and subject to agreement between the District Council and Parish Council, a Referendum version of the plan will be allowed to proceed to referendum once regulations permit.
- Foxton: Foxton was designated a neighbourhood area on 17 November 2015. Pre-submission public consultation on the Foxton Neighbourhood Plan took place in May and June 2019. Foxton Parish Council submitted its Neighbourhood Plan and supporting documentation to SCDC on 10 February 2020. SCDC started carrying out consultation on this plan, however in April 2019 the consultation was suspended due to the Covid-19 outbreak and will resume once circumstances change.
- Waterbeach: Waterbeach was designated a neighbourhood area on 10 August 2015. Waterbeach Parish Council carried out consultation on their pre-submission Neighbourhood Plan in January and February 2019.

2.17 The **Great Abington Former LSA Estate** Neighbourhood Plan was formally adopted at SCDC full council on 21 February 2019.

2.18 Initial discussions have taken place with a number of other Parish Councils about neighbourhood planning and whether a Neighbourhood Plan would be the right tool for them to achieve the aspirations they have for the future in their villages.

- 2.19 Further information can be found in relation to Neighbourhood Planning on both the [South Cambridgeshire District Council website](#) and [the Cambridge City Council website](#).

#### **D. Information relating to the Collection and Spending of Community Infrastructure Levy Monies**

- 2.20 The Community Infrastructure Levy (CIL) is a tax on new development, which helps fund a wide range of strategic infrastructure, such as public transport, parks and community facilities, needed to support growth. Both councils had previously sought to introduce a CIL and had submitted draft charging schedules for Examination in 2014. The intention was for these to be examined following the conclusion of the Examinations into the Local Plans. The councils each agreed to withdraw their CIL draft charging schedules in 2017 reflecting a number of changes in circumstances and to jointly reassess the position.
- 2.21 The position will be kept under review. The Councils will update the Local Development Scheme if they intend to commence preparation of a CIL scheme.

#### **E. Greater Cambridge Statement of Community Involvement**

- 2.22 The Statement of Community Involvement sets out how and when the councils will involve the community and key stakeholders in preparing, altering and reviewing our plans and guidance to guide future development in Greater Cambridge. It also explains how the councils will involve the community in planning applications. Both councils have jointly prepared a Statement of Community Involvement. This was adopted by SCDC at Cabinet in July 2019 and by Cambridge City Council at the Planning and Transport Scrutiny Committee in June 2019.

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## 3.Topics

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### A. Housing Monitoring

- 3.1 The development strategy for Greater Cambridge is one of supporting the economic success of the Cambridge area through continued jobs growth, with housing provision at a level, and of a quality, to meet objectively assessed needs. The South Cambridgeshire Local Plan (2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in the district during the period 2011 to 2031 to meet the current objectively assessed need. The Cambridge Local Plan (2018) requires (in Policy 3) that provision is made for 14,000 dwellings in the city during the same plan period 2011-2031.
- 3.2 Together the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. This results in an average delivery rate of 1,675 dwellings a year for Greater Cambridge. Although after the end of the monitoring period for this Authority Monitoring Report, the latest housing trajectory for Greater Cambridge is set out in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) document published in the April 2020. This shows that 37,970 dwellings are expected to be delivered between 2011 and 2031 (14,468 in Cambridge and 23,502 in South Cambridgeshire), this is 9% (4,470 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions as required in the National Planning Policy Framework (NPPF).
- 3.3 Both Local Plans set out that *“the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development”* (Policy S/12 of the South Cambridgeshire Local Plan and Policy 3 of the Cambridge Local Plan). Both Local Plans also establish that the *“five year housing land supply will be calculated using the Liverpool Method and a buffer of 20%”*.
- 3.4 Both Local Plan Inspectors’ Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing supply and delivery should be considered jointly. Although after the end of the monitoring period for this Authority Monitoring Report, the latest five year supply calculation for Greater Cambridge is set out in the Greater Cambridge housing Trajectory and Five Year Housing Land Supply document published in April 2020. This shows that the Councils jointly have 5.4 years of housing land supply for the 2020-2025 five year period. Collectively this means that for

Greater Cambridge, the Councils can demonstrate a five year housing land supply. The most up to date housing trajectory and five year land supply calculations are published on both the [South Cambridgeshire District Council website](#) and the [Cambridge City Council website](#).

- 3.5 **Housing completions:** Between 2011 and 2019 (the first eight years of the plan period for both Local Plans, adopted in September/October 2018), 12,795 net additional dwellings were completed (6,929 dwellings in Cambridge and 5,866 dwellings in South Cambridgeshire). The average annual delivery rate of 1,675 dwellings a year has been achieved for the past 3 monitoring years.
- 3.6 In the 2018-2019 monitoring year, 2,020 net additional dwellings were completed in Greater Cambridge: 1,152 in South Cambridgeshire and 868 in Cambridge.
- 3.7 In South Cambridgeshire there has been a large increase in the number of completions since the previous monitoring year. This is a result of Northstowe now being well under way, the edge of Cambridge sites now delivering in South Cambridgeshire and around 200 dwellings being completed on 'five year supply' sites (sites permitted as a departure to the development plan while the Council was unable to demonstrate a five year supply, excluding sites that would normally have been permitted as a departure to the development plan). In Cambridge there has been a decrease in the number of dwellings completed in comparison to the previous monitoring year. The high completions in Cambridge over the previous two monitoring years was a result of high numbers of completions on the edge of Cambridge sites completing within Cambridge. The increase in housing completions in South Cambridgeshire and decrease in Cambridge therefore reflects the build out pattern of the edge of Cambridge sites and the move towards higher delivery from new settlements.
- 3.8 The average annual delivery rate for Cambridge to reach 14,000 dwellings over 20 years is 700 dwellings; this delivery rate was not met on the first two years of the plan period but has been met every year since the 2013/14 monitoring year. The average annual delivery rate for South Cambridgeshire to reach 19,500 over 20 years is 975 dwellings per year. This delivery rate was not met in the first seven years of the plan period, but was met in the 2018/19 monitoring year.
- 3.9 **The Housing Delivery Test (HDT)** is an annual assessment of actual housing delivery over the previous three years against the housing requirement for the district for that same period which is required by the NPPF

(2019). HDT results are published by the Ministry of Housing, Communities and Local Government (MHCLG) each year.

- 3.10 The first HDT results were published in February 2019. The result was 388% for Cambridge and 78% for South Cambridgeshire. These results required South Cambridgeshire to prepare a Housing Delivery Test Action Plan, and the Council published that Action Plan in September 2019. The most recent results were published in February 2020 and is 280% for Cambridge and 95% for South Cambridgeshire. There are no consequences from the Housing Delivery Test results published in February 2020 for Cambridge or South Cambridgeshire.
- 3.11 A statement setting out the results and the implications for both Councils is published on both the [South Cambridgeshire District Council website](#) and the [Cambridge City Council website](#), and the Action Plan from September 2019 is also published.
- 3.12 **Previously Developed Land:** Making efficient use of land, including through the reuse of Previously Developed Land (PDL), is central to the approach to delivering sustainable development. Policy H/16 in South Cambridgeshire Local Plan (2018) sets out the criteria to be considered when new dwellings are proposed on land used or last used as a garden. South Cambridgeshire has an indicator to monitor completions on PDL. In the 2018/19 monitoring year, 34% of dwellings completed were on PDL. This is an increase from 26% in the 2017/18 monitoring year.
- 3.13 **Subdivision of existing dwelling plots:** Policy 52 of the Cambridge Local Plan (2018) sets out criteria by which new dwellings requiring the subdivision of existing dwelling plots should be considered. This policy was introduced halfway through the monitoring year when the new Local Plan was adopted in October 2018 and replaces Policy 3/10 of the Cambridge Local Plan (2006). As this policy has only recently been introduced and has not been used for a whole monitoring year it is not possible to make any assessment of its effectiveness. A review of all applications for subdivision of garden plots since the introduction of the Policy 52 in October was carried out. This found that 15 applications for sub-division of existing residential plots were determined over the period from 18 October 2018 to 31 March 2019. All 15 applications were considered against Policy 52. The number of housing completions on garden land in Cambridge has varied across the plan period. In the first two monitoring years of the current plan period 13 dwellings were completed on garden land. In the 2017-2018 monitoring year 39 dwellings were completed on garden land. In 2018/19 there were 18 dwellings completed on garden land.

- 3.14 **Housing density:** Over the plan monitoring period (2011-2019), the average net density of dwellings completed in South Cambridgeshire has fluctuated. In the last monitoring year, an average net density was 52.5 dwellings per hectare (DPH).
- 3.15 There is no indicator in the Cambridge Local Plan (2018) which monitors density but as the average density data has been provided by the County Council's Monitoring Team the data has been included. Density in the city has also fluctuated over the plan monitoring period. Average density was at its lowest in 2017 at 68.01DPH and at its highest in 2013 at 129.69DPH. In the last monitoring year the average density was 90.8DPH.
- 3.16 **Affordable Housing:** The availability of housing that is affordable and accessible to those in need in Greater Cambridge is a major and growing issue. In Cambridge the median house price has risen from 8.7 times the average income in 2011 to 12.9 times the median income in 2019. In South Cambridgeshire the median house price has risen from 7.5 times the median income in 2011 to 9.6 times the median income in 2019.
- 3.17 The affordable housing policies in South Cambridgeshire Local Plan (2018) require the provision of 40% affordable housing on all developments of 11 dwellings or more, or on developments of 10 or less if the total floorspace exceeds 1,000 sqm (see Policy H/10 – although a lower threshold of 10 dwellings, in line with the NPPF was agreed by members at November 2018 Planning Committee). Policy H/11 allows the provision of affordable housing on small sites adjoining villages as exception sites. Policy H/11 allows consideration to be given to exception sites providing a minimum amount of market housing if it can be demonstrated that a 100% affordable housing scheme is unviable.
- 3.18 Similarly, Policy 45 of the Cambridge Local Plan (2018) requires the provision of affordable housing on schemes for 11 units or more, or on developments of less than 11 units if the total floorspace exceeds 1,000 sqm. However, similar to South Cambridgeshire a lower threshold of 10 dwellings, in line with the NPPF was agreed by members at their November 2018 Planning Committee. The Cambridge Local Plan has two thresholds with 25% affordable housing required on developments of 11 (10) -14 units and 40% affordable housing required on sites of 15 or more units.
- 3.19 Affordable housing policies in both Local Plans require a balanced mix of dwelling sizes, types and tenures. In the 2018/19 monitoring year, there were a total of 686 affordable dwellings completed across Greater Cambridge (345

in Cambridge and 341 in South Cambridgeshire). 34% of all dwellings completed last year in Greater Cambridge were affordable dwellings.

- 3.20 A total of 2,454 dwellings were permitted in South Cambridgeshire during the 2018/19 monitoring year. Of these 1,626 were eligible to provide affordable housing (on sites of 11 or more new dwellings up until 14 November where it was agreed to require affordable housing on sites of 10 dwellings or more additional dwellings in line with the wording of the NPPF. On permissions eligible to include affordable housing, 33% of dwellings permitted are to be affordable. In Cambridge a total of 757 dwellings were granted permission. Similar to South Cambridgeshire, the trigger for affordable housing changed in Cambridge during the 2018/19 monitoring year from a threshold of 15 under the 2006 local plan to a threshold of 11 under the 2018 local plan and then a lower threshold of 10 was agreed by members on 7 November 2018. 54% of dwellings permitted on eligible schemes in Cambridge in the 2018/19 monitoring year are to be affordable.
- 3.21 **Housing development by settlement category:** Over the plan period so far (2011 to 2019), the majority of completions across both districts have been in the Cambridge Urban Area and Edge of Cambridge (3,384 and 4,188 respectively). These cover developments within Cambridge city and on the fringe sites to the north and south of the city as well as parts of Fulbourn. In the rural area of South Cambridgeshire, the majority of completions have been within Rural Centres and Minor Rural Centres (1,563 and 952 respectively).
- 3.22 **Student Accommodation:** Policy 46 of the Cambridge Local Plan (2018) relates to student accommodation. This requires that new student accommodation developments demonstrate there is a proven need for student accommodation to serve a particular institution and a formal agreement must be entered in with the institution to confirm the accommodation is suitable. Student accommodation is to serve students who are attending full-time courses of one academic year or more. The policy indicator requires a review of whether applications are built to meet the specific needs of a named institution or institutions. As this policy was only introduced halfway through the monitoring year with the adoption of the Cambridge Local Plan (2018) in October 2018, it is not possible to get a picture of how effective this policy has been. This will be monitored in future years.
- 3.23 In the 2018-2019 monitoring year there were 552 completed student rooms in Cambridge. This is made up of 210 rooms at West Garage, 222 rooms at 315-349 Mill Road, 30 rooms at 36 Storeys Field and 90 rooms at Newnham

College at Sidgwick Avenue. There has been a net increase of 4,198 student rooms over the first 8 years of the plan period (2011/12 monitoring year – 2018/19 monitoring year). The trigger of 3,104 rooms set by the indicator in the plan relates to the findings of Assessment of Student Housing Demand and Supply for Cambridge City Council. This is the demand for a 10 year period up to 2026. Since the 2016/2017 monitoring year an additional 1,620 (net) student rooms have been provided.

- 3.24 **Greater Cambridge Partnership (formerly City Deal) – 1,000 Additional New Homes on Rural Exception Sites:** The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and brings up to £500 million of grant funding to help deliver infrastructure to support growth in the area with its highly successful economy. Through the City Deal, the partners have committed to preparing a joint Local Plan and to the delivery of 1,000 additional new homes on rural exception sites by 2031. The submission of the Local Plans for examination in March 2014 preceded the signing of the City Deal, and therefore the Local Plans did not include the partners commitment to the additional 1,000 homes on rural exceptions sites.
- 3.25 On 1 September 2016 the Greater Cambridge City Deal Board agreed how the 1,000 additional dwellings will be monitored. The Cambridge and South Cambridgeshire Local Plans set a requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge, and only once delivery exceeds the level needed to meet the Local Plans requirements can any eligible homes be counted towards the 1,000 additional new homes. Eligible homes are *'all affordable homes (as defined by the NPPF) constructed on rural exception sites, and on sites not allocated for development in the local plans and outside of a defined settlement boundary'*.
- 3.26 The latest housing trajectory (published in April 2020) shows that 37,970 dwellings are anticipated in Greater Cambridge between 2011 and 2031, which is 4,470 dwellings more than the housing requirement of 33,500 dwellings. With the adoption of the Local Plans and as the Councils can demonstrate a five year housing land supply, it is anticipated that rural exception sites will start to come forward again. However, due to the nature of rural exception sites and windfall sites, these cannot be robustly forecast up to 2031. Historically there is good evidence of rural exception sites being delivered (around 50 dwellings per year), and therefore the Councils are confident that the target will be achieved.
- 3.27 **Gypsy & Traveller Sites:** Local planning authorities are required to make provision for Gypsy & Traveller pitches and Travelling Showpeople plots to meet identified needs. The [Cambridgeshire, King's Lynn & West Norfolk,](#)

[Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment](#) (GTANA) was completed in October 2016. The GTANA

concludes that the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller could be met through existing available sites. It identifies a need for 9 additional Travelling Showpeople plots in South Cambridgeshire in the next 5 years plus an additional two by the end of the plan period. No plots were delivered in the 2018/19 monitoring year. No need is identified in Cambridge City.

- 3.25 **Accessible Homes:** An accessible home supports changing needs of residents from raising children through to mobility issues faced in old age or through disability. Both Local Plans make provision for accessible dwellings. Policy 51 of the Cambridge Local Plan (2018) requires that a) all housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met unless it has been demonstrated that it would be unviable to do so and b) that 5% of affordable housing on sites capable of providing 20 or more self-contained affordable homes, meet M4(3) of Building Regulations. There is no indicator which monitors the use of Policy 51 in the Cambridge Local Plan but a review of part b) of the policy was undertaken. This found that there were no developments permitted for 20 or more self-contained affordable homes since the adoption of the 2018 Local Plan in October 2018 and the end of the monitoring year. Policy H/9 of the South Cambridgeshire Local Plan (2018) requires that 5% of new dwellings meet M4(2) of Building Regulations and this is monitored by indicator M30. All developments of 20 or more houses are therefore required to provide an element of accessible dwellings. An evaluation of all of the developments of 20 or more houses approved between the adoption of the new South Cambridgeshire Local Plan (2018) in September 2018 and end of the monitoring year (31 March 2019) was undertaken. 103 dwellings were conditioned to meet with part M4(2) of building regulations; this equates to 13% of the permitted dwellings on sites of 20 or more dwellings.

## B. Employment Monitoring

- 3.26 Cambridge is an acknowledged world leader in higher education, research and knowledge-based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area with the clustering of hi tech, biotech and research and development industries within the district due to its proximity to Cambridge University and Addenbrooke's Hospital is termed the "Cambridge Phenomenon". Both Local Plans identify targets for jobs to be provided over the period between 2011

and 2031. In South Cambridgeshire the target is 22,000 jobs and in Cambridge the target is 22,100 jobs. Over the plan period (2011-2019) there have been 38,000 jobs created across Greater Cambridge: 14,000 in South Cambridgeshire and 24,000 in Cambridge (NOMIS).

- 3.27 Employment sites within villages are a scarce resource that should be retained to provide local employment. Policies therefore resist the re-use of employment sites for non-employment uses, unless there is proven limited or no market demand for the site within its existing use; the community benefit of the new proposal outweighs the adverse effects of the loss of employment; or the existing use is generating environmental problems that will remain similar with any other alternative employment use (see Policy E/14 of the South Cambridgeshire Local Plan (2018)).
- 3.28 Cambridge City Council supports the forecast for a growth of 8,800 jobs in the B use classes. Growth of this scale is expected to generate demand for around 70,200sqm of additional B floorspace. Policy 40 of the Cambridge Local Plan (2018) supports new office and research facilities in the city centre, eastern gateway, around both train stations, in the Biomedical Campus and West Cambridge Site and on suitable windfall sites around the city. The loss of B floorspace (or sui generis research floorspace), both within and outside of Protected Industrial Sites, is protected by Policy 41 which only permits loss of this floorspace where it facilitates modernisation or redevelopment to allow continues employment use (within the B use class) or if the loss has been justified through a marketing exercise.
- 3.29 In the 2018/19 monitoring year, business completions (net) were 66,870sqm/ 6.35ha in Cambridge and 59,620sqm/17.76ha in South Cambridgeshire. In Cambridge 0.28ha of employment land was lost to other uses. In South Cambridgeshire 0.88ha of employment land was lost to other uses. The Cambridge figures exclude losses on sites allocated for other uses as these losses have been accounted for by the Local Plan. In the 2018/19 monitoring year, 79% of the adult population in Cambridge and 85.2% in South Cambridgeshire were employed.

### **C. Allocations Monitoring**

- 3.30 For the purposes of the AMR, the Council monitors progress on the delivery of allocations within both Local Plans.
- 3.31 Indicator M34 of the South Cambridge Local Plan (2018) monitors progress on employment sites. The updates are as follows:

- Cambridge Science Park (Policy E/1):** This site has played an important role in supporting the research and development and high tech sectors since the 1970's. Its accessibility has been significantly enhanced by the Guided Bus and Cambridge North Station. Early parts of the site were built at low densities and were built forty years ago. The South Cambridgeshire Local Plan identifies the opportunity for their redevelopment and densification, to make better use of the site. It should be noted that the policy does not allocate a specific amount of floorspace. The Council's Local Development Scheme proposes that this area be included in with the Area Action Plan being prepared for North East Cambridge; the draft AAP is expected to be consulted on during the summer 2020. In the 2018/19 monitoring year there were 14,824sqm of gross completions at the Science Park. At March 2019 there was 1,584 sqm of B1(b) floorspace under construction on site as part of an extension to unit 216a. Details of completions and commitments in the Science Park at March 2019 are included in tables 59 and 60 of appendix 2.
- Land south of Cambridge Biomedical Campus (Edge of Cambridge) (Policy E/2):** an extension of 8.9 hectares to the Cambridge Biomedical Campus is identified for biomedical and biotechnology research and development uses and related higher education and sui-generis medical research institute uses. An application has yet to be submitted.
- Fulbourn Road East (Fulbourn / Edge of Cambridge) (Policy E/3):** a site adjoining the Peterhouse Technology Park of 6.9 hectares is allocated for employment uses. No planning application(s) has yet been received for the development of the site.
- Papworth Hospital:** The hospital closed in May 2019 and relocated to the Addenbrooke's Biomedical Campus. No planning application(s) has yet been received for the redevelopment of the existing Papworth Hospital site.
- Histon and Impington Station Area: The Bishops Site, Cambridge Road, Impington:** the site has full planning permission for the demolition of the existing buildings and the erection of 35 dwellings, which was approved in June 2018. At February 2020 no development had commenced on site. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** the site has full planning permission for the restoration and redevelopment of the former station building with a ground floor commercial unit and two dwellings and the erection of 10 dwellings. At February 2020, the site is

under construction. **Station Road Garage, Station Yard, Station Road, Histon:** the site has outline planning permission for 32 dwellings and amenity space, which was approved in September 2019.

- **Bayer CropScience Site (Hauxton):** Outline planning permission was granted for a scheme including up to 380 dwellings in February 2010 (which has now lapsed). 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 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. Detailed planning permission for 201 dwellings on phase 1 was granted in December 2012. At February 2020 all 201 dwellings had been completed. Detailed planning permission for 14 dwellings on phase 3 was allowed on appeal in June 2016; all 14 dwellings have been completed. Detailed planning permission 70 extra care apartments with associated communal facilities and café on phase 2 was granted in December 2016; the 70 extra care apartments have all been completed. An application has not yet been submitted for the non-residential element of the allocation.
- **Papworth Everard West Central: Land south of Church Lane:** the site has outline planning permission for the erection of up to 58 dwellings and open space, and full planning permission for 8 units for either housing or business use, a brewhouse, a bakery, and community rooms. A detailed planning permission for 53 dwellings was granted in August 2017. At February 2020, the site is under construction. **Catholic Church site:** the site has planning permission for the demolition of the existing dilapidated church and erection of four new apartments.
- **Dales Manor Business Park, Sawston (Policy H/1a):** an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses. The remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential.
- **Green End Industrial Estate, Gamlingay (Policy H/1f):** the site is 4.09 hectares of mixed B1/B2/B8, which is proposed for residential led development. The South Cambridgeshire Local Plan requires redevelopment to provide 25% employment land, therefore resulting in a loss of around 3 hectares. Outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings was granted in December 2016 and a reserved matters application is currently under consideration. The planning permission covers approximately 75% of the site.

3.32 **Indicator M7** of the **South Cambridge Local Plan** monitors progress on the delivery of new mixed-use developments or redevelopment at a number of sites. The updates are as follows:

- **Orchard Park** is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. Outline planning permission for the whole site was approved in June 2005, and has largely been implemented, but that planning permission has now lapsed.
  - **Parcel L2:** the site has full planning permission for a mixed use scheme of 63 dwellings, a gym and two commercial units, which was approved in September 2017. The site has been purchased by Cambridge Investment Partnership (CIP - Hill Investment Partnerships and Cambridge City Council) and the developer (Cambridge Investment Partnership) has advised that although the site has full planning permission for 63 dwellings this has not been implemented due to viability. The developer has advised that they are intending to develop a revised proposal for the site for approximately 70 dwellings, and are targeting submission of a planning application by June 2020.
  - **Parcel Com4:** the site has outline planning permission for up to 42 apartments and an 82 unit apart/hotel with a restaurant and gym facilities, which was approved in April 2016. A planning application to vary conditions, including the time scale for the submission of reserved matters planning applications, was approved in March 2017. A condition on that planning permission allows the landowner three years for the submission of reserved matters planning application(s). The developer has confirmed that they do not intend to implement this consent and are currently appealing a refused proposal for 93 apartments. A revision to the refused proposal, reducing the scale of the proposal, was submitted in December 2019. The revised application is for the erection of a new residential block comprising 80 apartments; this is currently under consideration.
  
- **Land between Huntingdon Road and Histon Road / Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings (Cambridge indicator):**
  - The NIAB frontage site has detailed planning permission for 187 dwellings. 153 of these dwellings have been completed and planning permission for a non-residential development on the site of the remaining 34 dwellings was approved in March 2018.

- The NIAB main site has outline permission for up to 1,593 dwellings with a primary school, community facilities and retail units. Within this permission 2 parcels have detailed permission for 287 dwellings and works are under way with 115 dwellings completed at February 2019. A reserved matters application for residential parcel BDW2 on Darwin Green 1 for 330 homes (19/1056/REM) is currently under consideration.
  - NIAB 2 & 3 (Darwin Green 2 & 3) is allocated for 1,000 dwellings and a secondary school. The housebuilder (Barratt Homes / David Wilson Homes) has advised that they intend to submit an outline planning application for this development in July 2020.
- **Cambridge East / Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units** (this is also monitored by the indicator associated with Policy 13 of the Cambridge Local Plan 2018): This land is allocated in the Cambridge Local Plan 2018 (Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (Policy SS/3) for 1,200 dwellings. It is anticipated that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The Cambridge East – North of Cherry Hinton SPD was adopted by both Councils in November 2018. An outline planning application (18/0481/OUT) for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was submitted in March 2018. At Joint Development Control Committee in May 2020, members were minded to approve the application. The application remains pending at June 2020 while S106 matters are resolved.
  - **Cambridge Northern Fringe East:** The Councils are preparing a new plan for development of the area west of the new Cambridge North Station, together with Cambridge Science Park. The North East Cambridge Area Action Plan: Issues and options document was prepared and consulted on between 11 February and 25 March 2019. Consultation on the draft area action plan is expected in summer 2020.
  - **Northstowe:** Northstowe is a new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe Area Action Plan (adopted in July 2007) with an area of reserve land to the west of the town. The reserve land is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/5) to provide flexibility for the phasing and delivery of the new town.

In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.

- **Phase 1:** Outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was granted in April 2014. Phase 1 is being delivered by five housebuilders. 431 houses had been completed by March 2019.
  - **Phase 2:** Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub was approved in January 2017. The first phase 2a of residential development of 406 homes within phase 2 of Northstowe will be delivered by Urban Splash and will be modular housing. Reserved matters planning permission for this phase including 406 dwellings, non-residential floorspace and open space was granted in February 2020. No planning permission has yet been submitted for the Employment Zone. The Water Park at the eastern part of Northstowe Phase 1 needs to be completed to enable the Employment Zone to be developed. This has been delayed and the Council is awaiting a response on a timeline for it to be delivered.
  - **Phase 3:** The land is allocated in the Northstowe Area Action Plan (adopted in July 2007), and is anticipated to provide approximately 5,000 dwellings. Public drop in events on the masterplan for phase 3 were held in September 2019. The developer (Homes England) has advised that the masterplans for phase 3 are prepared and the outline planning applications for phase 3a (4,000 dwellings) and phase 3b (1,000 dwellings) was submitted in early 2020.
- **Waterbeach New Town (Policy SS/6):** The site is allocated for a sustainable new town of approximately 8,000 to 9,000 dwellings. The policy for the new town requires appropriate employment provision to meet the needs of the town, provide access to local jobs and support the continued development of the economy of the Cambridge area. The Waterbeach New Town SPD (2019) states that the New Town will provide a significant amount of employment land, including an appropriate mix of offices, light industrial and R&D. These will be in appropriate location focused upon the new town centre, the rail station district and other local centres. The development will be expected to provide serviced and safeguarded employment land at appropriate

phased timescales during the life of the development. **Urban & Civic (the western part of the site)**: Outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces, was granted in September 2019. **RLW Estates (the eastern part of the site)**: An outline planning application for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces was submitted in May 2018, and is being considered by the Council. It is anticipated that this outline planning application will be considered by the Council's planning committee in summer 2020.

- **Bourn Airfield New Village (Policy SS/7)**: in addition to employment opportunities from the redevelopment of the 9 hectare former Thyssen Krupp site which adjoins the new village site, the new village will incorporate employment opportunities which are outlined in the adopted Bourn Airfield New Village SPD (2019). An outline planning application for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space was submitted in September 2018, and is being considered by the Council. Following adoption of the SPD, Countryside Properties submitted amendments to the outline planning application to take account of the guidance provided in the SPD. These amendments have been subject to public consultation. It is anticipated that this outline planning application will be considered by the Council's planning committee in 2020.
- **Cambourne West (Policy SS/8)**: the policy for a fourth linked village at Cambourne seeks to relocate the amount of employment land currently remaining undeveloped on the southern side of the business park within the new Cambourne West site. Outline planning permission for Cambourne West was granted in December 2017. Subsequently three reserved matters have been approved for phase 1 of the development.

3.33 Indicator M28 of the South Cambridgeshire Local Plan monitors progress on residential allocations. Many of these have been covered in the above updates on employment and mixed use allocations. The remaining updates are as follows:

- **Fulbourn and Ida Darwin Hospitals**: Prior approval permission for the demolition of 18 buildings including the water tower was given in December 2018, and the demolition has been completed. Outline planning permission for up to 203 dwellings, land for community

provision, and open space following the demolition of existing buildings on site was approved in November 2019. The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere.

- **Land North of Babraham Road (Sawston):** The site has full planning permission for 158 dwellings and landscaping. At February 2020, the access road has been constructed, 2 dwellings were under construction, and 156 dwellings had not been started.
- **Land South of Babraham Road (Sawston):** The agent for the site was contacted as part of the most recent Greater Cambridge Housing Trajectory and Five Year Land Supply (April 2020). They have said that some investigative works have begun on site and the intention is to submit an outline planning application in 2020.
- **Land North of Impington Road, Histon & Impington:** The site has full planning permission for 26 dwellings and open space. At February 2020, works had started on site.
- **Land off New Road, Land rear of Victoria Way, Melbourn:** The allocation has two full planning permissions which are both under construction. One permission is for 67 dwellings and at February 2020, 62 dwellings had been completed and 5 dwellings were under construction. The other permission is for the demolition of an existing dwelling and the erection of 22 dwellings and open space. At February 2020, the existing dwelling had been demolished but none of the new dwellings had not been started.
- **Land East of Rockmill End, Willingham:** The site has detailed planning permission for 72 dwellings, public open space, local equipped area of play and a pumping station. The planning permission covers a larger site than the allocation. At February 2020, 34 dwellings had been completed, 20 dwellings were under construction and 18 dwellings had not been started.
- **Land at Bennell Farm, Comberton:** The site has detailed planning permission for 90 dwellings and open space. At February 2020, the site is under construction.

3.34 The indicators associated with Policies 13, 16, 17, 19, 20, 21, 22, 25 and 27 of the Cambridge Local Plan (2018) monitor the progress of allocations within the plan. A number of these indicators crossover with those in the South Cambridge Local Plan (2018) and are therefore reported above. The remaining updates are as follows:

- **Delivery of an urban country park and other appropriate development at land South of Coldhams Lane:** There is no update on the urban country park at Land South of Coldhams Lane.
- Delivery of **allocation M15** as specified by the consented planning application (06/0796/OUT) and completion of the development.  
**Cambridge Biomedical Campus:** An application by AstraZeneca (19/1070/REM - Phase 1b) for a R&D Enabling Building of 13,197 sqm; an Amenities Hub of 3,261 sqm; associated car, motorbike and cycle parking including a Multi Storey Car Park; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure was approved in January 2020.
- Delivery of progress towards housing provision as identified in **Policy 18 (Southern Fringe Area of Major Change)** and allocations **R42 a, b, c and d** (which includes up to 2,250 dwellings at Clay Farm; up to 600 at Trumpington Meadows; 286 at Glebe Farm and up to 347 at the Bell School Site):
  - The **R42a** allocation covers Clay Farm. The site has detailed planning permission for 2,188 dwellings and is being delivered by multiple housebuilders (Countryside Properties, Skanska, Bovis Homes, Hill Residential and Cambridge City Council, Crest Nicholson and CALA Homes). A total of 1,944 dwellings had been delivered at March 2019.
  - The Trumpington Meadows housing development makes up allocation **R42b**. Outline planning permission for approximately 1,200 dwellings, a primary school, recreation / leisure uses, and community and other local facilities was granted in October 2009, with the dwellings split equally between Cambridge and South Cambridgeshire. A total of 816 dwellings have been completed on site at March 2019 (494 dwellings in Cambridge and 322 dwellings in South Cambridgeshire).
  - The Glebe Farm housing development is built on allocation **R42c**. Applications 08/0361, 08/0363 and 09/1140/FUL were previously approved on this site. Application 13/0706/FUL amended the number of dwellings on site from 286 to 287. The site was completed in 2015/16 monitoring year.

- The Bell School Housing Development makes up site **R42d**. The site has detailed planning permission for 270 dwellings and at February 2020 all 270 dwellings had been completed.
- Delivery of the **M13 allocation at West Cambridge**: An application (19/1763/FUL) for the extension of the Whittle Laboratory, including new National Centre for Propulsion and Power (4,251 sqm of Academic (D1) Floorspace), demolition of 1,149 sqm of D1 floorspace was considered at planning committee in June 2020 where members were minded to approve the application subject to conditions. The larger outline application for the site (16/1134/OUT) which seeks outline permission for 383,300sqm of development including B1, D1, D2 and A uses was submitted in June 2016. The application is still being considered by officers and remains pending whilst further discussions continue to take place between parties.
- Delivery of progress on mixed use developments at **Station Area West (1) and (2) (allocations M14 and M44) and Clifton Road Area (allocation M2)**: At M14, an application (18/1678/FUL) for erection of two new buildings comprising 5,351sqm of Class B1(a)/Class B1(b) floorspace including ancillary accommodation, associated plant and cycle parking and an aparthotel (Class C1) comprising 125 suites, terrace, ancillary accommodation and facilities with multi-storey car park for Network Rail is being considered by officers. The application was heard at June 2020 planning committee where members triggered the adjourned decision protocol. The application will be brought back to planning committee at a future date. At M44, the landowners have carried out public consultation events to seek views on their ideas and proposals for this site as “a forward-thinking office scheme to act as a gateway to Cambridge, with an energised and visionary workspace at its heart”. At M2, as part of the Greater Cambridge Housing Trajectory and Five Year Land Supply, the agent was contacted and they informed the Councils that a planning application is expected to be submitted in 2020/2021.
- To deliver progress on allocation **R4** (48 dwellings) at **Mitchams Corner**: There is no update available on the progress of redevelopment of Henry Giles House. The site is not currently available as it is occupied by JobCentre Plus.
- To deliver progress on **R10** (167 dwellings), **R21** (128 dwellings + 1 HA employment land) and **R9** (49 dwellings) in the Mill Road opportunity area (**Mill Road Depot**):

- **R9:** The site is currently occupied by Travis Perkins and according to the information in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply published in April 2020, the site will not be available until 2025.
  - **R10:** Following the grant of permissions 17/2245/FUL, 18/1947/S73 and 19/0175/FUL, development is underway on site. The first residential completions are expected in Spring 2020.
  - **R21:** Part of the site has been developed for a scheme of 270 student rooms (14/1496/FUL) which was approved at appeal. No update on delivery of the remainder of the site.
- To deliver progress on **M5** (20 dwellings & 0.5HA) and **E5** (1.4HA of employment use) at **Cambridge Station, Hills Road Corridor and City Centre opportunity area:** No update available.
  - To deliver **Old Press/Mill Lane** as defined in the masterplan/outline planning permission and SPD: at June 2019 planning committee members resolved to approve an application for the redevelopment of part of the allocation (the southern part of the site) to form an expansion of Pembroke College comprising repurposing of existing buildings, demolition and erection of new buildings for a mix of uses comprising 94no. student residential units, 1478sqm B1 College office floorspace, 1773sqm D1 teaching space, 1004sqm D2 College leisure and community floorspace, 363sqm commercial A1, A2, A3, A4 retail, food and drink floorspace; and ancillary uses comprising landscaping and hard surfacing, formation of new courtesy crossing at Trumpington Street, highways, vehicular and cycle parking, and associated works and infrastructure. The application has not yet been formally determined as S106 matters remain outstanding.
  - To deliver progress on **GB3 & 4** (25,193sqm employment land): Full planning permission was granted in 2015 for new buildings in B1 use with associated works and a multi-storey car park, and the new buildings have been completed. Two applications for screening opinions for different options for the development of part of the site were submitted in July 2019. Option S proposes to provide 9,863sqm of office space in a single building in the South-East corner of the Peterhouse Technology Park. The council issued an opinion that no EIA screening is required in September 2019. Option T, which proposes to provide 7,186sqm of office space in three buildings, was also submitted in July 2019. The council issued an opinion on 23 March 2020 that no EIA screening is required.

- Progress of allocations **GB1 & GB2**: These allocations are land north and south of Wort's Causeway.
  - **GB1**: Pre-application discussions have been undertaken, and an outline planning application for up to 200 residential dwellings, with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space and landscape was submitted to the council in March 2020. The application is currently under consideration.
  - **GB2**: Pre-application discussions have been undertaken, and an outline planning application for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings was submitted in August 2019 and is being considered by the Council. The council expects that the applicant will provide amendments to the scheme in response to the consultation responses on their original submission. These amendments are expected in Spring 2020.

3.35 Indicator M29 of the South Cambridge Local Plan and the indicator associated with **Policy 54** of the Cambridge Local Plan monitor the delivery of residential mooring on the allocation associated with **Policy H/7** (SCDC) and allocation RM1 (Cambridge): No update is currently available.

#### D. SPDs Monitoring

3.36 For the purposes of the AMR, the Councils monitors progress on the delivery of Supplementary Planning Documents. The indicators associated with Policies 10, 12, 13, 15, 16, 22, 24, 26 and 28 of the Cambridge Local Plan (2018) monitor the progress on the production of SPD, AAPs and masterplans associated with allocations within the plan. The updates are as follows:

- Production of Spaces and Movement Supplementary Planning Document: The **Making Space for People SPD** is being funded by Greater Cambridge Partnership. The SPD will be used to prioritise the delivery of improvements to key public spaces. It will also identify improvements to key streets and improve the walking and cycling network. The Making Space for People: Vision, Aims and Objectives and Strategies consultation took place in September and October 2019. The draft Making Space for People SPD will be prepared following the outcome of the consultation and following further consultation with Greater Cambridge Partnership. The document is expected to be adopted in late 2020.

- Production of the Grafton Area Supplementary Planning Document: **The Grafton Area Masterplan and Guidance SPD** covers the proposed area referred to in Policy 12 of the Cambridge Local Plan 2018 (Fitzroy Street/ Burleigh Street/ Grafton Area of Major Change). The final Grafton Area Masterplan and final responses to the representations were agreed at Development Plan Scrutiny Sub-Committee on 13 February 2018 in anticipation of the adoption of the Local Plan, and it was agreed that it should be carried forward for adoption as a Supplementary Planning Document at the same time as the Local Plan (October 2018).
- Adoption of Cambridge East – Land North of Cherry Hinton Supplementary Planning Document by 31 March 2019: Cambridge City Council and South Cambridgeshire District Council as the Local Planning Authorities produced the **Land North of Cherry Hinton SPD** in partnership with local stakeholders. Land north of Cherry Hinton is allocated for development in the Cambridge East Area Action Plan, and is also allocated for residential development in policy 13 and policy SS/3 in the adopted Local Plans for both councils. Following the adoption of both the Cambridge Local Plan in October 2018 and the South Cambridgeshire District Council Local Plan in September 2018, the Land North of Cherry Hinton SPD was adopted by South Cambridgeshire in November 2018 and by the city council in December 2018.
- Adoption of **Cambridge Northern Fringe East Area Action Plan**: Both Councils are preparing a new plan for development of the area west of the new Cambridge North Station, together with Cambridge Science Park. The North East Cambridge Area Action Plan: Issues and options document was prepared and consulted on between 11 February and 25 March 2019. Consultation on the draft area action plan is expected in summer 2020.
- Adoption of Mitcham's Corner Development Framework SPD before a planning application is submitted: **The Mitcham's Corner Development Framework** was adopted in January 2017.
- Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted. The final **Mill Road Depot Development Framework** was approved at Development Plan Scrutiny Sub Committee on 22 March 2017, in anticipation of the adoption of the Local Plan, and it was agreed that it should be carried forward for adoption as a Supplementary Planning Document at the same time as the Local Plan. The Mill Road Depot Development Framework SPD was adopted by the council in December 2018. The first planning application

on the site was submitted in December 2017 and determined on 11 June 2018.

- Approval of Old Press/Mill Lane masterplan/outline planning permission by 31 March 2021: An initial application for the redevelopment of the Mill Lane area was submitted in January 2019. This was heard at planning committee on 11 June 2019 where members resolved to approve the application in accordance with the officer recommendation. The application remains undetermined due to the need to resolve the s106 agreement prior to issuing a decision.
- The adoption of a Flooding and Water SPD: The **Cambridgeshire Flood and Water SPD** was adopted by both councils following the adoption of the two new Local Plans. The SPD was re-adopted by South Cambridgeshire District Council in November 2018 and by the Cambridge City Council in December 2018.
- Production of Sustainable Design and Construction SPD including water efficiency guidance: The **Greater Cambridge Sustainable Design and Construction SPD** was adopted by both councils in January 2020.

## E. Climate Change, Sustainability Measures and Pollution

- 3.37 In 2019 both Councils declared a Climate Change Emergency. The councils are committed to encouraging and enabling a reduction in the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources
- 3.36 In recent years, household consumption of gas and electricity in South Cambridgeshire has fallen, while the generating potential of renewable energy sources in the district has increased. The South Cambridgeshire Local Plan (2018) requires all developments to embed the principles of climate change adaptation and mitigation measures within their design (Policy CC/1). The South Cambridgeshire Local Plan (2018) also includes Policy CC/2 that sets out guidance for proposals to generate energy from renewable sources and Policy CC/3 that requires all development proposals for new dwellings or 1,000 sqm of floorspace to include renewable or low carbon energy technologies that will reduce carbon emissions by a minimum of 10% compared to Building Regulations. Policy CC/4 requires that all residential developments achieve a minimum water efficiency of 110L per person per day and that non-residential schemes be accompanied by a water conservation

strategy to demonstrate a minimum water efficiency equivalent to 2 credits in the BREEAM standard.

- 3.37 The Cambridge Local Plan (2018) includes Policy 28 which states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. All new developments are required to achieve a 44% reduction in carbon emissions and water efficiency rate of 110L/person/day. Non-residential developments are expected to meet with BREEAM 'Excellent'. Similar to South Cambridgeshire Local Plan, the Cambridge Local Plan (2018) includes Policy 29 which sets out guidance for proposals to generate energy from renewable sources. Policy 30 requires that applications for extensions to existing dwellings and/or the conversion of ancillary residential floorspace to living accommodation should be accompanied by cost-effective improvements to the energy efficiency of the existing dwelling.
- 3.38 A review of all of relevant permissions granted during the period since the adoption of both Local Plans and the end of the monitoring year was undertaken to understand whether water efficiency measures were being conditioned in line with the requirements of Policy 28 and CC/4. This involved filtering the applications which were eligible for the condition to be applied, permitted after the adoption of each local plan, and reviewing whether a condition had been included on the decision notice of the eligible applications to require the water efficiency measures required by the policies in each plan to be implemented. The review found that in South Cambridgeshire there were 93 applications for residential development determined which were eligible for the condition to be imposed; of those 58% included a condition to deal with water efficiency. In Cambridge there were 26 residential schemes determined which were eligible to include a condition to deal with water efficiency; 8% of these residential consents included a condition to deal with water efficiency. In terms of non-residential permission, in South Cambridgeshire 5 applications out of a total of 13 eligible non-residential permissions included a condition to cover water efficiency. In Cambridge 2 of 7 eligible non-residential permissions included a water efficiency condition. The trigger for this indicator is 20% or more of planning permissions granted for suitable non-residential developments/new home(s) permitted in a year without a condition applied relating to the policy so has been met by both councils. The way in which the indicators was monitored is imperfect as some of the schemes may have dealt with water efficiency as part of the application but this may not have been conditioned. We will explore if there are better ways to collect data on the use of these conditions in future years. The water efficiency requirements are linked to the **Greater Cambridge Sustainable Design and Construction SPD** which provides clarity about how these policies should be used and will help inform

the design of developments. The **Greater Cambridge Sustainable Design and Construction SPD** was adopted in January 2020 by both councils. An uptake in the use of condition is likely following from the adoption of the SPD. This will be monitored in future years,

- 3.39 Indicator M9 of the South Cambridgeshire Local Plan (2018) monitors the proportion of development proposals permitted, for all new dwellings and new non-residential buildings of 1,000sqm or more, reducing carbon emissions by a minimum of 10% using on site renewable and low carbon energy technologies. This indicator was monitored in the same way as the water efficiency indicators; the decision notices of the eligible permissions that were granted after the adoption of the South Cambridgeshire Local Plan in September 2018 were reviewed for a condition to require carbon reduction measures. There were 3 permissions for in excess of 1,000sqm of floorspace for non-residential schemes between the period when the Local Plan was adopted in September 2018 and the end of the monitoring year 31 March 2019. Of these 3 permissions, one had a condition to control carbon reduction. There were 11 eligible residential approvals of this period and 4 of these included a condition to require carbon reduction measures. A total of 38% of eligible applications had the condition applied. The trigger for this indicator is 20% of eligible applications being permitted without a suitable condition and so the trigger has not been engaged. As with the water efficiency indicators, way in which the indicators was monitored is imperfect as some of the schemes may have dealt with carbon reduction as part of the application but this may not have been conditioned. As with water efficiency, an uptake in use of conditions to control carbon reductions is expected following from the adoption of the **Greater Cambridge Sustainable Design and Construction SPD** in January 2020 which provides further clarity about the policy requirement.
- 3.40 The Council's Principal Sustainability Consultant reviewed consultation requests (Cambridge only) on discharge of condition applications which related to the policy requirements of the previous local plan; the Cambridge Local Plan (2006). Over the 2018/19 monitoring period 6 non-residential schemes achieved BREEAM 'excellent'. A further 5 schemes achieved 'very good'. On those that reached very good, it was often down to the schemes being of a size that meant that excellent was not feasible. She also dealt with one scheme which achieved Passivhaus.
- 3.41 **Flood risk:** The National Planning Policy Framework (NPPF) requires a risk based sequential approach to flood risk that avoids development being permitted in high risk areas and steers development to areas with a lower risk from flooding. Policy CC/9 of the South Cambridgeshire Local Plan (2018) and Policy 32 of the Cambridge Local Plan (2018) states that development

will only be permitted where: the sequential and exception tests established by the NPPF demonstrate that the development is acceptable; suitable flood protection, mitigation and discharge measures are included into the proposal; and there would be no increase in flood risk elsewhere. Policy 31 of the Cambridge Local Plan (2018) requires an integrated approach to Water Management including a requirement for all flat roofs to be green or brown and all surfaces to be permeable. In the 2018/19 monitoring year there were 10 completions on Flood Zone 2 and 3 in Greater Cambridge: 7 in South Cambridgeshire and 3 in Cambridge. All 10 permissions had either mitigation or were designed in such a way to not increase flooding.

- 3.42 **Carbon dioxide emissions and air quality:** A key factor affecting climate change is carbon dioxide emissions and the aim nationally, and indeed internationally, is to reduce levels of emissions of this greenhouse gas. The rate of carbon dioxide emissions per person from domestic sources, for example through the use of gas and electricity, has shown a reduction over the last eight years.
- 3.43 Air quality is an issue alongside the A14 and South Cambridgeshire District Council has designated an Air Quality Management Area with the objective of improving conditions in terms of levels of nitrogen dioxide and the particulate PM<sub>10</sub>. The A14 improvements should significantly alleviate impacts on local air quality in the AQMA and possibly allow the revocation of it or certainly the remodelling of it. In 2018-2019, the objectives for nitrogen dioxide and the particulate PM<sub>10</sub> were met at all the monitoring locations, with good data capture, and the data indicates a general improvement of air quality since 2016.
- 3.44 Air quality varies within Cambridge City and tends to be better in the suburbs away from busy roads. The centre of Cambridge has been in an AQMA since 2004. The main source of air pollution in Cambridge is nitrogen dioxide from vehicles. In Cambridge, the recorded nitrogen dioxide levels in 2018-2019 were overall slightly lower than the previous year. The levels of PM<sub>10</sub> in Cambridge are below the legal limits.

## **F. Biodiversity Monitoring**

- 3.45 Both Councils are committed to the protection and enhancement of biodiversity in the district and any new development should aim to maintain, enhance, restore or add to biodiversity. Policy NH/4 of the South Cambridgeshire Local Plan (2018) states that planning permission for development which would adverse impact on the population or conservation

status of protected species, priority species or habitat, unless the impact could be adequately mitigated or compensated for should be refused. Policy 70 of the Cambridge Local plan (2018) seeks to protect and enhance priority species and habitat and states that development which will cause significant harm to a protected species, priority species or priority habitat, without adequate mitigation, should be refused.

- 3.46 The protection and enhancement of sites of internationally and nationally important nature conservation areas must be balanced with the need for development and in some instances the Council may allow sensitively located and carefully designed developments (see South Cambridgeshire Local Plan (2018) Policy NH/5 and Cambridge Local Plan (2018) Policy 69. European Directives and national planning policy also provide tiered protection for sites of biodiversity or geological importance.
- 3.47 The data available for South Cambridgeshire District Council is limited this year. The planning service are making arrangements to secure a greater level of detail for South Cambridgeshire, so there is a consistent level of detail across Greater Cambridge in future years.
- 3.48 **Development in locations of environmental importance:** Between 2004 and 2019 no new development was completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites in South Cambridgeshire. During 2018/2019 in Cambridge City, preparatory works commenced for a new cycle themed café and associated car park at the north end of Barnwell Pit City Wildlife Site (CiWS). The works to the Chisholm Trail has resulted in significant tree and scrub works along the length of the trail. Construction of a new cycle route along farmland adjacent to hedgerow west of Babraham Road CiWS has resulted in two new access gaps in the hedgerow. A long-term management plan for the hedgerow has been secured by condition. The Chisholm Trail cycle route has affected Barnwell Junction Pastures, Barnwell Junction Disused Railway and Ditton Meadows CiWS in 2018/19 with significant tree and scrub works along the length of the route. This has had both positive and negative impacts on the features of interest in different areas, and on and off-site mitigation has been secured.

## **G. Community, Leisure, Open Space and Green Belt Monitoring**

### **(i) Recreational facilities, Open Space and Green Belt**

- 3.49 Recreational facilities, including outdoor play space, informal open space and supporting built recreation facilities are important to local communities for their recreational amenity but also for their impact on the quality of the environment. In high density new housing developments where gardens are smaller, open space and recreation facilities are particularly important. Both Councils therefore require developers to contribute towards providing new open space within their development or contributions towards enhancing existing facilities for the benefit of the new occupants. Policy SC/7 of the South Cambridgeshire Local Plan (2018) and Policy 68 of the Cambridge Local Plan (2018) set requirements for open space in new developments
- 3.50 The Recreation and Open Space Study was published by South Cambridgeshire District Council in July 2013. It investigates current quantity and quality of recreation and open space provision in the district, how this is meeting local need, and reviews the standards for open space necessary to ensure that new spaces are provided to meet the needs generated by new development. The South Cambridgeshire Local Plan (2018) carries forward the majority of the open space allocations from the superseded Site Specific Policies DPD and identifies two new sites at Histon and Great Shelford (Policy SC/1).
- 3.51 The Open Space and Recreation Strategy was published by Cambridge City Council in October 2011. The strategy covers most open spaces in the city including both public and private land. The strategy sets out to ensure that there is adequate open space to meet the needs of those who live, work, visit and study in Cambridge. A joint updated open space strategy will be prepared by both Councils in the future.
- 3.52 The Greater Cambridge Playing Pitch Strategy 2015-2031 and Cambridge and South Cambridgeshire Indoor Sports facility Strategy 2015-2031 were both published in 2016. The Playing Pitch Strategy assesses the provision of existing facilities and considers the need and location for both the provision of grass and artificial pitches in future, and includes action plans for each sport to ensure sufficient provision is available to 2031. The Indoor Sports Facility Strategy assesses the need for future provision of facilities to serve existing and new communities, and includes an action list of where new provision should be provided onsite and how offsite contributions should be used to support new and improved provision.
- 3.53 Some provisional open space data is provided for the city. This information is collected using aerial photography alone and has not been subject to a site visit so may be revised in future. We aim to improve the way in which we monitor open space data. The data provided in Appendix 2 will be used to

provide a baseline to compare against future years and we will work to improve the data available in future years.

- 3.54 The main purpose of the Cambridge Green Belt is to preserve the unique character of Cambridge as a compact dynamic city, and to prevent surrounding communities from merging with each other and with Cambridge. There is therefore a presumption against inappropriate development (as defined in the National Planning Policy Framework (NPPF)) in the Cambridge Green Belt (see South Cambridgeshire Local Plan (2018) Policy S/4 and Cambridge Local Plan (2018) Policy 4). There were 21 residential applications permitted in the Green Belt in South Cambridgeshire in the 2018/19 monitoring year; one of these was inappropriate development but the applicant demonstrated very special circumstances to outweigh the harm to the Green Belt that led to the application being permitted in line with the requirements of the NPPF. There were 8 non-residential applications permitted in the Green Belt in South Cambridgeshire in the 2018/19 monitoring year; 2 of these were inappropriate development but both demonstrated very special circumstances, in line with the requirements of the NPPF, that led to the applications being permitted. There was one non-residential application permitted in the Green Belt in Cambridge in the 2018/19 monitoring year. This was inappropriate development, but members considered that very special circumstances had been demonstrated to outweigh the harm to the green belt leading to the application being approved. There were no residential applications permitted in the Green Belt in Cambridge in the 2018/19 monitoring year.
- 3.55 Alongside this, South Cambridgeshire District Council is also committed to protecting Important Countryside Frontages. Policy NH/13 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will be refused if it would compromise their purpose, which is to enhance the setting, character and appearance of the village by retaining a sense of connection between the village and its rural surroundings. We have no data on the indicator that monitors development near Important Countryside Frontages this year but will aim to provide data in future years. Historic data is provided in Appendix 2.
- 3.56 Indicator M16 of the South Cambridgeshire Local Plan (2018) monitors the amount of development completed within or adjacent to a Protected Village Amenity Area (PVAA) that would have an adverse impact on its character, amenity, tranquillity or function. There were no developments granted permission in the 2018/19 monitoring year which were considered to have an adverse impact on the character, amenity, tranquillity or function of a Protected Village Amenity Area (PVAA).

3.57 Indicator M17 of the South Cambridgeshire Local Plan (2018) monitors the amount of development completed within a Local Green Space that would adversely impact on its character and particular local significance. We have no data on this indicator this year but will aim to provide data in future years.

### **(ii) Community and Leisure Facilities and Local Services**

3.58 The Cambridge Local Plan (2018) supports proposals for new or enhanced community and leisure facilities (see Policy 73) where there is a local need and the range, quality and accessibility of the facilities are improved. New City-wide or sub-regional facilities are also supported subject to there being a need for the facilities and them being in a suitable location, in accordance with the sequential test (NPPF 2019). The loss of community and leisure facilities will be resisted unless the facilities can be replaced within a new development or relocated at least their existing scale, range, quality and accessibility or if the facility is no longer needed (demonstrated by appropriate marketing). There has been a net increase of 559sqm of D1 (community use) floorspace and a net increase of 3,574sqm of D2 (recreation and leisure use) floorspace in Cambridge in the 2018/19 monitoring year.

3.59 **Public Houses:** The Cambridge Local Plan (2018) (see Policy 76) seeks to protect the loss of Safeguarded Public Houses unless they have been demonstrated to be no longer needed within the community and that all reasonable efforts have been made to preserve the facility. Appendix C of the Cambridge local Plan (2018) includes a list of Safeguarded Public Houses in Cambridge; there are a total of 106 public houses on the list. The current data held by the councils on Public Houses needs to be updated and the intention is to carry out a survey of the public houses in spring 2021.

## **H. Retail**

3.60 South Cambridgeshire District Council seeks to encourage the provision and retention of village services and facilities within villages. The South Cambridgeshire Local Plan (2018) seeks to protect the loss of village services and facilities (see Policy SC/3) and through Policies E/21 and E/22 requires proposals for retail development to be considered against a hierarchy of preferred locations and be in scale with the proposed location's position in the hierarchy. An additional 333sqm of retail floorspace was completed in South Cambridgeshire in 2018/19, with a further 54,372 sqm (net) committed at March 2019 through allocations and planning permissions, including provision within the new settlements.

- 3.61 Due to the rural nature of South Cambridgeshire and its relationship with the City of Cambridge, the district does not currently have any town centres, and the new town of Northstowe will be the district's first town centre. Locally provided services and facilities are focussed into local centres at the district's more sustainable locations, particularly sites on the edge of Cambridge and larger villages. The district's local centres include a variety of retail and commercial uses, restaurants, cafes and pubs, and other key local services (e.g. doctor's surgeries, libraries).
- 3.62 Policy 6 of the Cambridge Local Plan (2018) sets a hierarchy of retail centres starting with the City Centre, working its way down to District Centre, Local Centre and Neighbourhood Centres. In accordance with the sequential approach set out in the National Planning Policy Framework (NPPF, 2019), retail and other town centre uses are directed to these centres. Retail developments proposed outside of these centres must be subject to a Retail Impact Assessment where the proposed gross floorspace is greater than 2,500sqm or at a lower threshold where the proposal could have a cumulative impact.
- 3.63 The Cambridge Local Plan (2018) identifies capacity to support 14,141 sqm net of comparison retail floorspace in Cambridge between 2011 and 2022. This will be through the redevelopment of the Grafton area and other appropriate redevelopment/infill development in the historic core. 23,250sqm of retail floorspace has been completed in the city since 2011. However, due to loss of retail floorspace, overall there has been a decrease of 3,962 sqm of retail in the city. There was an overall decrease of 3,044sqm of retail in Cambridge in 2018/19, largely as a result of 2,800sqm of retail floorspace being lost to restaurant and leisure uses within the former BHS store at the Grafton Centre. However, there is still a further 12,298sqm (net) retail floorspace committed at March 2019 through allocations and planning permissions.
- 3.64 12,000 sqm of additional retail floorspace is earmarked for the Grafton Area and is monitored by the indicator associated with Policy 12. No additional retail has been accommodated in the Grafton Area during the plan period. However, at January 2020 planning committee members resolved to approve an application for the redevelopment of the eastern end of the site with the provision of a new hotel and public plaza. The application secures major works to improve pedestrian and cycle infrastructure on East Road which will make the Grafton Area a more attractive area for future investment.

- 3.65 The indicators associated with Policy 11 monitor A1 uses on primary and secondary shopping frontages and set a target of retention of 70% and 50% A1 uses respectively. This data is not readily available. The nature of retail and town centres is rapidly changing; this is reflected in the NPPF (2019) which no longer refers to shopping frontages and emphasises the need to allow town centres to diversify. The change of use from retail to other uses is also possible through the General Permitted Development Order (2015) without the need for planning permission. As a result, the level of A1 uses on Primary and Secondary Shopping Frontages will not be monitored.
- 3.66 District Centres are important in providing for the day-to-day needs close to where people live and work. A survey of ground floor uses in District Centres in Cambridge was undertaken in 2019. The indicator associated with Policy 72 of the Cambridge Local Plan (2018) monitors the percentage of A1 uses in District Centres with a target of retaining at least 55% of units in A1 use. The survey found that half of the District Centres had less than 55% of their units in A1 use. This data is compared with the findings of the survey carried out as part of the Cambridge Retail and Leisure study update (2013). In 2013 only one of the 6 District Centres surveyed met the target of at least 55% of units in A1 use; this has increased to 3 of the 6 centres in 2019.
- 3.67 **Visitor Accommodation:** Policy 77 of the Cambridge Local Plan (2018) states that new hotels and expansions of existing hotels will be supported in a number of identified areas, in other city centre areas and on the frontage of main roads or in close proximity to mixed use areas or within walking distance of good public transport links. Although there were a number of applications for new hotels and additional hotel bedrooms to existing hotels under consideration during the monitoring year, only one application was determined over this period. This was an application at Homerton College which secured an additional 18 hotel bedrooms for conference delegates. A large increase in permissions for hotel bedrooms are expected in the next monitoring year. Policy 78 of the Cambridge Local Plan (2018) seeks to protect against the loss of hotel bedrooms without demonstrating that the rooms are no longer viable. No hotel bedrooms were lost during this monitoring year.

## I. Design and Conservation Monitoring

- 3.68 Cambridge's historic and natural environment defines the character and setting of the city and contributes significantly to quality of life. Policy 61 of the Cambridge Local Plan (2018) outlines the standards by which proposals which impact on the historic environment will be assessed. Policy 62 actively seeks the retention of local heritage assets (such as Buildings of Local

Interest – BLIs). The Council aims to ensure a balanced approach between protecting the heritage assets of Cambridge and ensuring that they contribute to tackling climate change and reducing the carbon emissions of the city. Policy 63 specifies how proposals to address climate change which impact on heritage assets will be considered.

- 3.69 Cambridge has 6 Scheduled Monuments and 12 Historic Parks and Gardens. There are now 17 Conservation Areas designated in the city. This represents 23.71% of the city's area. The total area has not changed in this monitoring year, and it totals 964.95 hectares. The number of conservation areas has changed though, due to the splitting of the Central Conservation Area into smaller ones: Central (Historic Core), The Kite, Riverside and Stourbridge Common, New Town and Glisson Road, Castle and Victoria Road, Mill Road.
- 3.70 The indicator associated with Policy 62 monitors the number of BLIs in Cambridge. 467 buildings are designated as being BLIs in Cambridge; this is an increase of 7 on the previous year's figures. The new additions are 87-89 Cherry Hinton Road, 305-307 Milton Road, D'Arrys 2-4 King Street, 125 Chesterton Road (Lloyds Bank), 2 Worts Causeway (Strangeways Research Laboratory), Tony's Dog Trough Chesterton Road, 7 Derby Street and Gonville and Caius College Sports Pavilion. This figure of 467 buildings, like the number of entries on the National Heritage List for England, in some cases uses a single entry to cover more than one building.
- 3.71 Cambridge has 827 entries on the National Heritage List for England, commonly only referred to as Listed Buildings. There are 67 which are listed as Grade I. The number of II\* has increased to 52 with the upgrading of the History Faculty to Grade II\* and the addition of Clare Hall, and there are still 709 Grade II due to the listing of the Market Place. For the size of the city, Cambridge has a greater than average number of higher-grade buildings. Some of the entries, such as those for Colleges or terraced houses include more than one building or property; therefore overall numbers of buildings is considerably higher. Cambridge has three entries on the Historic England Buildings at Risk register: the Old Cheddars Lane Pumping Station, The Church of St Andrew in Cherry Hinton, and the Church of St Andrew the Less on Newmarket Road.
- 3.72 South Cambridgeshire has over one hundred villages with many featuring beautiful buildings set within a wide range of landscapes. Land use and the underlying geology have combined to produce a very diverse landscape including the distinctive Chalklands, rolling Clay Hills and the wide expanses of the Fens to the north. South Cambridgeshire has extensive areas of high quality agricultural land with medium to large-scale arable farmland

dominating. Policy NH/3 seeks to protect this agricultural land. Many of South Cambridgeshire's villages have a quiet, rural character which belies their proximity to Cambridge or towns outside the district. Within villages are green spaces of particular importance to local communities or views into open countryside which all help to create what is special about the villages in South Cambridgeshire. These special features need to be protected (see Policy NH/2). The Cambridgeshire Green Infrastructure Strategy highlights opportunities for improving landscapes, enhancing biodiversity, enjoying heritage and getting out into the countryside. Policy NH/14 of the South Cambridgeshire Local Plan (2018) supports development proposals when they sustain and enhance the significance of heritage assets. There are 2,682 Listed Buildings in South Cambridgeshire; 15 of these are on the Historic England Buildings at Risk register. This is significant reduction in the number of Listed Buildings at risk in comparison to when last reported in 2014-2015.

## J. Transport Monitoring

- 3.73 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have worked together closely on transport issues as they have prepared their Local Plans and a transport strategy for the Greater Cambridge area. The [Cambridge City and South Cambridgeshire Transport Strategy](#) was adopted in March 2014. It is recognised that there is a close link between planning for growth and development and for transport and accessibility to 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.
- 3.74 The Cambridgeshire and Peterborough Combined Authority are now the Local Transport Authority for the area, and they adopted a [new Local Transport Plan](#) in 2020.
- 3.75 Both Councils have also worked closely with Highways England (formerly the Highways Agency) as the **A14 Cambridge to Huntingdon Scheme** has progressed by formally responding to consultations in February and May 2014 and participating in the Development Consent Order application examination which was held between May and November 2015. Work started on the construction of the scheme in late 2016, part of the new road was opened in December 2019 and the remainder opened in May 2020.
- 3.76 Both Councils are partners of the [Greater Cambridge Partnership](#) (formerly known as the City Deal), which is a delivery body for the Greater Cambridge City Deal. The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and is one of the largest of several city deal programmes taking

place across the country. It brings together key partners to work with communities, businesses and industry leaders and up to £500 million of grant funding to help deliver infrastructure to support growth in one of the world's leading tourism and business destinations. As part of this, the GCP is considering a range of transport projects to deliver a sustainable transport network for Cambridge and the surrounding network of towns and villages.

- 3.77 The final preliminary design for improvement works to **Milton Road** were approved by the GCP Executive Board in March 2019. Plans to provide better walking, cycling and equestrian journeys between Cambridge and the villages to the north east of the city were consulted on in September/October 2019.
- 3.78 A public consultation was held in autumn 2019 on the **Cambridge South East transport** project, which aims to create a dedicated off-road public transport route for better journeys into the city and to the Cambridge Biomedical Campus.
- 3.79 Public consultation on a **Foxton Travel Hub** was completed in late 2019. This looked to provide 750 car parking spaces to encourage people to take the train into Cambridge. Other improvements including high quality cycle parking and better pedestrian and cycle access to the station are also proposed.
- 3.80 Consultation on plans to improve the **Downing Street/St Andrew Street junction** for pedestrians and cyclists were consulted on in January and February 2020. The plans include the removal of the island between traffic and the contra-flow cycle lane.
- 3.81 Plans to improve cycleways along **Madingley Road** were consulted on between January and March 2020.
- 3.82 Construction began on the GCP project to implement improvements to bus, walking and cycle facilities on **Histon Road** in February 2020.
- 3.83 GCP are progressing a proposal for an off-road busway route between **Cambourne and Cambridge**.
- 3.84 **Network Rail** undertook a 6 week consultation on **Cambridge South Station** between January and March 2020. The proposed new station would serve Cambridge Biomedical Campus which is expected to house the largest concentration of biomedical expertise in Europe including an international conference centre and high capacity hotel. A second consultation is planned for late 2020 on a preferred option prior to the preparation and submission of

a Transport and Works Act Order to the Secretary of State for Transport anticipated in 2021.

- 3.85 **East West Rail** is a proposed scheme to re-establish a rail link between Cambridge and Oxford. A non-statutory consultation was held on the proposal in early 2019. In January 2020 the Preferred Route Option for the Cambridge to Bedford section was announced. This proposes a route from the south of Cambridge to a new station in Cambourne and then north to Bedford through St Neots/Sandy area with a new station proposed there. A number of community events which were scheduled to happen in spring 2020 had to be cancelled due to the Covid-19 outbreak.
- 3.86 In the [Road Investment Strategy](#) the Government announced funding for upgrading the A428 between the Caxton Gibbet and A1 (Black Cat junction) as part of an expressway standard link between Cambridge and Oxford. Both Councils are working closely with Highways England and the Department for Transport to develop the scheme. An eight week consultation was held by Highways England between June and July 2019. Highways England are currently working their way through the consultation responses which may result in changes to their proposal ahead of their submission of a Development Consent Order application to the Secretary of State in summer 2020. Subject to approval, construction is expected to start in 2022.

## **K. Health, Wellbeing, and inclusive communities Monitoring**

- 3.87 Good health both for individuals and communities is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, access to appropriate employment, and opportunities to experience leisure and cultural services and activities and green and open space. The Sustainability Appraisal which accompanies the South Cambridge Local Plan (2018) includes a number of general wellbeing indicators.
- 3.88 The most up to date information from Public Health England puts life expectancy for males at 82.8 in South Cambridgeshire and 81 in Cambridge. Life expectancy for females is at 85.7 in South Cambridgeshire and 83.6 in Cambridge. 68% of adults in South Cambridgeshire and 80% of adults in Cambridge are physically active. In 2018/19 crime rates in South Cambridgeshire are down from 48.7 crimes per 100 people in 2017-2018 to 47.2 crimes per 100 people in 2018-2019. In Cambridge there was an increase in crimes per 100 people with 66.4 in 2017/18 and 122 in 2018/19. Full details of these indicators are provided in appendix 2.

## L. S106/Infrastructure

- 3.89 **Developer Contributions:** New developments can create additional demands for physical infrastructure and social facilities and can have an adverse impact on the environment. Both Councils, in accordance with government guidance, therefore require developers to make schemes acceptable in planning terms by making a contribution towards any necessary improvements or new facilities, and also by providing mitigation for any loss or damage created by the proposed development (see South Cambridgeshire Local Plan (2018) Policy TI/8 and Cambridge Local Plan (2018) Policy 85).
- 3.90 Where infrastructure and community facilities cannot reasonably be provided on the development itself, it may be appropriate to secure a financial contribution for off-site provision. Developer contributions are secured through section 106 agreements, a legal agreement between the developer, the appropriate local authority and other relevant parties, as a result of negotiations on a planning application. A detailed table is provided showing the breakdown of s106 investment secured through s106 agreements and money received from s106 agreements for South Cambridgeshire. The data available from Cambridge does not show details of the breakdown of where the money is allocated but shows details of the total investment secured and money received from the 2014/15 monitoring year until the 2018/19 monitoring year.