

## **Errata: Greater Cambridge Housing Trajectory and Five Year Supply [1 March 2017]**

The Greater Cambridge housing trajectory is produced by combining the housing trajectories for Cambridge and South Cambridgeshire, and is included in both Councils Annual Monitoring Reports.

Cambridge City Council has revised its housing trajectory to correct an inaccuracy relating to Site R3 Cambridge City Football Ground (whereby 56 dwellings were double counted), and therefore the Greater Cambridge housing trajectory must also be revised.

The Cambridge Annual Monitoring Report 2015-2016 includes the corrected housing trajectories and five year supply calculations for Cambridge and Greater Cambridge. The South Cambridgeshire Annual Monitoring Report 2015-2016 was published ahead of the inaccuracy being identified, and therefore this errata has been prepared to identify the necessary changes relating to the Greater Cambridge housing trajectory and five year supply calculations.

Changes need to be made to the following paragraphs, figures and appendices:

- Paragraph 2.47 (table)
- Paragraph 2.51 (table)
- Figure 4.10: Greater Cambridge Housing Trajectory 2011-2031 [the first table only that is the Greater Cambridge housing trajectory]
- Paragraph 4.33 (table)
- Paragraph 4.37 (table)
- Figure 4.17: Calculation of the five year land supply for 2016-2021
- Appendix 3: Rolling Five Year Supply

Revised versions of each of these paragraphs, figures and appendices are included on the following pages, annotated to show which numbers have changed.

the Greater Cambridge area, and is consistent with the development strategy contained in both submitted Local Plans.

- 2.47. Against the housing requirements in the new South Cambridgeshire Local Plan of 19,500 homes between 2011 and 2031, and of 14,000 homes in the Cambridge Local Plan, giving a housing requirement for Greater Cambridge of 33,500 homes between 2011 and 2031, the five year housing land supply for 2016-2021 is:

<b>'Liverpool' Methodology</b>	<b>Cambridge</b>	<b>South Cambs</b>	<b>Greater Cambridge (City &amp; South Cambs)</b>
Five year supply (with 5%)	7.1	5.1	<del>5.95</del> 5.8
Five year supply (with 20%)	6.2	4.4	5.1

<b>'Sedgefield' Methodology</b>	<b>Cambridge</b>	<b>South Cambs</b>	<b>Greater Cambridge (City &amp; South Cambs)</b>
Five year supply (with 5%)	<del>7.57</del> 7.4	4.3	<del>5.45</del> 5.3
Five year supply (with 20%)	<del>6.66</del> 6.5	3.7	4.7

- 2.48. In Cambridge, completions in 2015-2016 were above the Cambridge Local Plan 2014 annual requirement of 700 per year. Cambridge maintains a good five year supply against its own requirements, although the position has reduced slightly since 2014-2015. This is primarily due to a reduction in supply anticipated at a number of sites over the next five years, particularly some urban extension sites on the edge of Cambridge.
- 2.49. In South Cambridgeshire, completions in 2015-2016 were higher than anticipated in the housing trajectory included in the South Cambridgeshire Annual Monitoring Report 2014-2015, although below the annualised figure. The anticipated supply in South Cambridgeshire for the next five years is higher than the previous five year period. However, due to the increase in the shortfall against cumulative annual requirements for the plan period to date, the five year supply situation against South Cambridgeshire's own requirements has marginally reduced.
- 2.50. Considering Greater Cambridge as a whole, the combined result is that, for the five year period 2016-2021, the Councils cannot currently demonstrate a five year supply under the most stringent method of calculating supply (Sedgefield methodology with 20% buffer). It is important to note that there is nothing in policy that prevents faster delivery than anticipated in the trajectory and if the development industry is capable of delivering sites faster, there would be an increase in housing supply. In addition, it is important to note that the Councils have taken a cautious approach to the estimated number of completions as part of reviewing and verifying information provided by developers. The Councils consider that these robust, realistic and somewhat cautious expectations are appropriate. This position on the five year supply for Greater Cambridge is anticipated to be a very short term issue for a number of reasons:

- the Edge of Cambridge sites will be delivering larger numbers in the coming years as more sites begin to deliver, including in South Cambridgeshire;
- delivery of housing at Northstowe is underway and development rates are increasing;
- sites consented due to the lack of five year supply in South Cambridgeshire will be delivering increasing numbers of completions; and
- new settlements at Waterbeach, Bourn Airfield and Cambourne West are expected to begin to add to the five year supply.

2.51. Looking at the rolling five year supply, starting on 1 April 2017, it is anticipated that the Councils will be able to demonstrate a five year supply for Greater Cambridge once again on all calculation methods. In future years the five year supply is predicted to grow substantially for both areas separately and jointly. This is illustrated for the next five years on basis of Sedgefield and 20% in the table below. The rolling supply for the rest of the plan period is shown in Appendix 3.

	2016-2021	2017-2022	2018-2023	2019-2024	2020-2025
Cambridge	<del>6.66.5</del>	<del>7.06.9</del>	<del>9.08.8</del>	<del>9.69.3</del>	<del>9.99.7</del>
South Cambs	3.7	4.1	4.5	5.0	5.5
Greater Cambridge (City & South Cambs)	4.7	5.0	5.6	6.1	<del>6.76.6</del>

2.52. There will also be on-going monitoring of any windfall development above that included in the trajectory, particularly with regard to any further planning permissions in South Cambridgeshire as a result of the current lack of five year land supply. In addition, the outcome of the work Cambridge City Council is carrying out regarding student accommodation, and how it relates to housing land supply, will be considered.

2.53. **Gypsy & Traveller pitches:** One permanent Gypsy & Traveller pitch was completed in the last monitoring year. At 31 March 2016, a further 7 permanent Gypsy & Traveller pitches with planning permission were under construction; 3 permanent Gypsy & Traveller pitches with planning permission had not yet been started.

2.54. **Housing completions on previously developed land (PDL):** In the last monitoring year, 31% of dwellings completed were on PDL and the cumulative percentage is still below the target of at least 37% as included in **Core Strategy Policy ST/3**. It had been anticipated that the percentage would increase when the major developments at Northstowe and Cambridge East, which would involve the reuse of PDL, started delivering towards the end of the plan period (which runs up to 2016); however, delays in the major developments as a result of the recession mean this has not been achieved. In the last monitoring year, completions at Orchard Park, Cambourne, the historic rural allocation at Papworth Everard (Summersfield), 'five year supply' sites on agricultural land outside of the village development frameworks of Cottenham and Waterbeach, and an affordable housing exception site at Swavesey have contributed to a significant proportion of completions on 'greenfield' sites.

Figure 4.10: Greater Cambridge Housing Trajectory 2011-2031

		For more detail, see:	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Totals		
																								Plan Period: 2011-2031	Five Year Supply: 2016-2021	
<b>Completions</b>	<b>Actual Completions</b>																									
	Cambridge	Table C1 *	352	471	1,322	715	884																	3,744	0	
	South Cambridgeshire	Table SC1a	678	556	631	865	671																	3,401	0	
<b>Allocations</b>	<b>Cambridge Urban Area</b>							119	12																	
	Cambridge - existing allocations	Table C2 *						163	24	107	93	151	78	78	104	83	40	55	0	0	96	115	0	1,187	1,131	
	Cambridge - new allocations	Table C3 *						0	0	0	35	35	50	167	190	170	143	87	90	100	160	146	0	1,373	70	
	South Cambridgeshire - existing allocations	Table SC2						30	42	15	42	0	0	0	0	0	0	0	0	0	0	0	0	129	129	
	South Cambridgeshire - new allocations	Table SC2						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	<b>Cambridge Fringe Sites</b>																									
	Cambridge - existing allocations	Table C4 *						332	1,443	433	428	819	645	660	560	440	230	43	34	0	0	0	0	0	6,067	3,455
	Cambridge - new allocations	Table C5 *						0	30	0	60	130	110	50	50	30	0	0	0	0	0	0	0	0	460	220
	South Cambridgeshire - existing allocations	Table SC3						77	154	229	506	329	380	535	590	475	405	290	290	185	0	0	0	0	4,445	1,295
	South Cambridgeshire - new allocations	Table SC3						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>New Settlements</b>																									
	South Cambridgeshire - existing allocations	Table SC4						1	194	250	250	250	250	250	250	250	250	250	250	250	250	250	250	6,555	3,445	945
	South Cambridgeshire - new allocations	Table SC4						0	0	0	0	0	160	300	400	400	400	400	400	400	400	400	400	7,840	3,660	0
	<b>Rural Area</b>																									
South Cambridgeshire - existing allocations	Table SC5						97	118	255	116	28	50	50	50	0	0	0	0	0	0	50	0	0	814	614	
South Cambridgeshire - new allocations	Table SC5						7	36	51	409	341	310	250	200	150	150	150	100	0	0	0	0	0	2,154	844	
<b>Windfalls</b>	<b>Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission</b>																									
	Cambridge	Table C6 *						210	258	130	62	58	7	0	0	0	0	0	0	0	0	0	0	725	718	
	South Cambridgeshire	Table SC6						269	260	471	407	223	184	154	50	0	0	0	0	0	0	0	0	2,018	1,630	
	<b>Windfall Allowance</b>																									
	Cambridge	Table C6 *						0	0	0	61	62	123	123	123	123	123	123	123	124	124	124	0	1,356	123	
	South Cambridgeshire	Table SC6						0	0	0	100	150	150	150	200	200	200	200	200	200	200	200	0	2,150	250	
<b>Totals</b>			1,030	1,027	1,953	1,580	1,555	1,186	2,559	1,941	2,569	2,576	2,497	2,767	2,767	2,321	1,941	1,598	1,487	1,259	1,280	1,235	14,395	37,128	10,031	
																								37,072	10,775	

Five Year Supply	2016-2021	
	Supply in Years	% of Supply Available
Liverpool Method 5%	<del>5.9</del> 5.8	117%
Liverpool Method 20%	5.1	<del>103%</del> 102%
Sedgefield Method 5%	<del>5.4</del> 5.3	107%
Sedgefield Method 20%	4.7	<del>94%</del> 93%

Five Year Supply	2017-2022	
	Supply in Years	% of Supply Available
Liverpool Method 5%	6.4	<del>129%</del> 128%
Liverpool Method 20%	5.6	<del>113%</del> 112%
Sedgefield Method 5%	5.7	<del>115%</del> 114%
Sedgefield Method 20%	5.0	100%

NOTE:  
 \* Tables C1-C6 are published in the Cambridge Annual Monitoring Report 2015-2016: [www.cambridge.gov.uk/content/annual-monitoring-reports](http://www.cambridge.gov.uk/content/annual-monitoring-reports)

- 4.29 The merits of a joint housing trajectory for the Greater Cambridge area were considered at the Matter 8: Housing Land Supply and Delivery hearings. The merits of this approach were not addressed in the initial findings letter from the Inspectors of 20 May 2015<sup>53</sup>. The Councils requested that the Inspectors reconsider issuing a view on the principle of the joint housing trajectory given the five year land supply issues in South Cambridgeshire. The Inspectors responded that they did not consider it appropriate to reach any conclusions on the principle of the joint housing trajectory in advance of knowing the outcome of the further work that the Councils have subsequently undertaken. The Councils remain committed to the **Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory** and the proposed modifications to the Local Plans to give effect to the joint trajectory have been included in the Proposed Modifications to the Local Plans submitted to the Inspector in March 2016<sup>54</sup>.
- 4.30 The **Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory** and the use of the five year supply calculations for Greater Cambridge will not be relied upon or used in relation to planning decisions and planning appeals until the Inspectors examining the Local Plan have reported on the approach and found it to be 'sound'.
- 4.31 In view of the various ways that five year supply can be calculated, and pending the outcome of consideration at the Local Plan examination, this Annual Monitoring Report shows the results for all ways of calculating the five year land supply for 2016-2021 for both South Cambridgeshire and the Greater Cambridge area. These results are set out in the tables below, and the calculations for the Local Plan are based on the housing requirement of 19,500 dwellings included in the **proposed modification**<sup>55</sup> to **Policy S/5** of the **Local Plan**, which was submitted to the Inspector in March 2016.
- 4.32 Considering the Greater Cambridge area as a whole is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area, and is consistent with the development strategy contained in both submitted Local Plans.
- 4.33 Against the housing requirements in the new South Cambridgeshire Local Plan of 19,500 homes between 2011 and 2031, and of 14,000 homes in the Cambridge Local Plan, giving a housing requirement for Greater Cambridge of 33,500 homes between 2011 and 2031, the five year housing land supply for 2016-2021 is:

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<sup>53</sup> Inspectors initial conclusions letter of 20 May 2015:  
<https://www.scambs.gov.uk/sites/default/files/documents/Letter%20from%20Inspectors%20to%20Councils%20-%20Preliminary%20Conclusions%20200515.pdf>

<sup>54</sup> South Cambridgeshire Local Plan Proposed Modifications (March 2016):  
<https://www.cambridge.gov.uk/public/ldf/coredocs/RD-MC/rd-mc-150.pdf> and Cambridge Local Plan Proposed Modifications (March 2016): <https://www.cambridge.gov.uk/public/ldf/coredocs/RD-MC/rd-mc-140.pdf>

<sup>55</sup> Cambridge and South Cambridgeshire Modifications Consultation Report:  
[https://www.scambs.gov.uk/sites/default/files/final\\_mods\\_consultation\\_document\\_website\\_8.12.15.pdf](https://www.scambs.gov.uk/sites/default/files/final_mods_consultation_document_website_8.12.15.pdf)

'Liverpool' Methodology	Cambridge	South Cambs	Greater Cambridge (City & South Cambs)
Five year supply (with 5%)	7.1	5.1	<del>5.95.8</del>
Five year supply (with 20%)	6.2	4.4	5.1

'Sedgefield' Methodology	Cambridge	South Cambs	Greater Cambridge (City & South Cambs)
Five year supply (with 5%)	<del>7.57.4</del>	4.3	<del>5.45.3</del>
Five year supply (with 20%)	<del>6.66.5</del>	3.7	4.7

- 4.34 In Cambridge, completions in 2015-2016 were above the Cambridge Local Plan 2014 annual requirement of 700 per year. Cambridge maintains a good five year supply against its own requirements, although the position has reduced slightly since 2014-2015. This is primarily due to a reduction in supply anticipated at a number of sites over the next five years, particularly some urban extension sites on the edge of Cambridge.
- 4.35 In South Cambridgeshire, completions in 2015-2016 were higher than anticipated in the housing trajectory included in the South Cambridgeshire Annual Monitoring Report 2014-2015, although below the annualised figure. The anticipated supply in South Cambridgeshire for the next five years is higher than the previous five year period. However, due to the increase in the shortfall against cumulative annual requirements for the plan period to date, the five year supply situation against South Cambridgeshire's own requirements has marginally reduced.
- 4.36 Considering Greater Cambridge as a whole, the combined result is that, for the five year period 2016-2021, the Councils cannot currently demonstrate a five year supply under the most stringent method of calculating supply (Sedgefield methodology with 20% buffer). It is important to note that there is nothing in policy that prevents faster delivery than anticipated in the trajectory and if the development industry is capable of delivering sites faster, there would be an increase in housing supply. In addition, it is important to note that the Councils have taken a cautious approach to the estimated number of completions as part of reviewing and verifying information provided by developers. The Councils consider that these robust, realistic and somewhat cautious expectations are appropriate. This position on the five year supply for Greater Cambridge is anticipated to be a very short term issue for a number of reasons:
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  - delivery of housing at Northstowe is underway and development rates are increasing;
  - sites consented due to the lack of five year supply in South Cambridgeshire will be delivering increasing numbers of completions; and
  - new settlements at Waterbeach, Bourn Airfield and Cambourne West are expected to begin to add to the five year supply.

4.37 Looking at the rolling five year supply, starting on 1 April 2017, it is anticipated that the Councils will be able to demonstrate a five year supply for Greater Cambridge once again on all calculation methods. In future years the five year supply is predicted to grow substantially for both areas separately and jointly. This is illustrated for the next five years on basis of Sedgfield and 20% in the table below. The rolling supply for the rest of the plan period is shown in Appendix 3.

	2016-2021	2017-2022	2018-2023	2019-2024	2020-2025
Cambridge	<u>6-66.5</u>	<u>7-06.9</u>	<u>9-08.8</u>	<u>9-69.3</u>	<u>9-99.7</u>
South Cambs	3.7	4.1	4.5	5.0	5.5
Greater Cambridge (City & South Cambs)	4.7	5.0	5.6	6.1	<u>6-76.6</u>

4.38 There will also be on-going monitoring of any windfall development above that included in the trajectory, particularly with regard to any further planning permissions in South Cambridgeshire as a result of the current lack of five year land supply. In addition, the outcome of the work Cambridge City Council is carrying out regarding student accommodation, and how it relates to housing land supply, will be considered.

Figure 4.17: Calculation of the five year land supply for 2016-2021 (Indicators CO-H2c and M1)

'Liverpool' Methodology	South Cambs	Greater Cambridge (City & South Cambs)
(a) Housing provision required in the Local Plan 2011 - 2031	19,500	33,500
(b) Homes completed up to 31 March 2016	3,401	7,145
(c) Number of dwellings left to provide (= a - b)	16,099	26,355
(d) Number of years of plan left	15	15
(e) Annualised average requirement	1,073	1,757
(f) Five year supply requirement (= e x 5)	5,366	8,785
(g) With 5% buffer	5,635	9,224
(h) With 20% buffer	6,440	10,542
(i) Number of dwellings predicted to be completed	5,707	<del>40,834</del> 10,775
Five year supply (= i ÷ f x 5)	5.3	<del>6.26.1</del>
Five year supply (with 5%) (= i ÷ g x 5)	5.1	<del>5.95.8</del>
Five year supply (with 20%) (= i ÷ h x 5)	4.4	5.1

<b>'Sedgefield' Methodology</b>	<b>South Cambs</b>	<b>Greater Cambridge (City &amp; South Cambs)</b>
(a) Housing provision required in the Local Plan 2011 - 2031	19,500	33,500
(b) Requirement up to 31 March 2016 (based on annualised average requirement)	4,875	8,375
(c) Dwellings completed up to 31 March 2016	3,401	7,145
(d) Shortfall against annualised average requirement	1,474	1,230
(e) Five year supply requirement	6,349	9,605
(f) With 5% buffer	6,666	10,085
(g) With 20% buffer	7,619	11,526
(h) Number of dwellings predicted to be completed	5,707	<del>40,834</del> <u>10,775</u>
<i>Five year supply (= h÷e x 5)</i>	4.5	5.6
Five year supply (with 5%) (= h÷f x 5)	4.3	<del>5.45</del> <u>3</u>
Five year supply (with 20%) (= h÷g x 5)	3.7	4.7

### Appendix 3: Rolling Five Year Supply

Greater Cambridge (City & South Cambs)		2016- 2021	2017- 2022	2018- 2023	2019- 2024	2020- 2025	2021- 2026	2022- 2027	2023- 2028	2024- 2029	2025- <u>2031-2030</u>
Liverpool	5%	<u>5.9</u> <u>5.8</u>	6.4	<u>6.8</u> <u>6.7</u>	7.3	7.5	7.5	7.5	7.5	<u>7.7</u> <u>7.6</u>	<u>8.4</u> <u>8.3</u>
Liverpool	20%	5.1	5.6	5.9	6.4	6.5	6.6	<u>6.6</u> <u>6.5</u>	<u>6.6</u> <u>6.5</u>	6.7	<u>7.3</u> <u>7.2</u>
Sedgefield	5%	<u>5.4</u> <u>5.3</u>	5.7	<u>6.4</u> <u>6.3</u>	7.0	7.6	<u>8.2</u> <u>8.1</u>	<u>8.6</u> <u>8.5</u>	<u>9.2</u> <u>9.1</u>	<u>9.9</u> <u>9.8</u>	<u>10.3</u> <u>10.1</u>
Sedgefield	20%	4.7	5.0	5.6	6.1	<u>6.7</u> <u>6.6</u>	<u>7.2</u> <u>7.1</u>	<u>7.5</u> <u>7.4</u>	8.0	<u>8.7</u> <u>8.5</u>	<u>9.0</u> <u>8.9</u>

South Cambs		2016- 2021	2017- 2022	2018- 2023	2019- 2024	2020- 2025	2021- 2026	2022- 2027	2023- 2028	2024- 2029	2025- <u>2031-2030</u>
Liverpool	5%	5.1	5.7	6.3	6.8	6.9	7.1	7.3	7.5	7.8	8.4
Liverpool	20%	4.4	5.0	5.6	6.0	6.0	6.2	6.4	6.6	6.9	7.3
Sedgefield	5%	4.3	4.7	5.2	5.7	6.3	6.7	7.2	7.9	8.7	9.2
Sedgefield	20%	3.7	4.1	4.5	5.0	5.5	5.9	6.3	6.9	7.6	8.1

City		2016- 2021	2017- 2022	2018- 2023	2019- 2024	2020- 2025	2021- 2026	2022- 2027	2023- 2028	2024- 2029	2025- <u>2031-2030</u>
Liverpool	5%	7.1	<u>7.6</u> <u>7.5</u>	<u>7.6</u> <u>7.5</u>	<u>8.2</u> <u>8.1</u>	<u>8.6</u> <u>8.5</u>	<u>8.4</u> <u>8.3</u>	<u>7.9</u> <u>7.8</u>	<u>7.4</u> <u>7.3</u>	<u>7.2</u> <u>7.0</u>	<u>8.3</u> <u>7.9</u>
Liverpool	20%	6.2	6.6	6.6	<u>7.2</u> <u>7.1</u>	<u>7.5</u> <u>7.4</u>	<u>7.3</u> <u>7.2</u>	<u>6.9</u> <u>6.8</u>	<u>6.5</u> <u>6.4</u>	<u>6.3</u> <u>6.1</u>	<u>7.3</u> <u>6.9</u>
Sedgefield	5%	<u>7.5</u> <u>7.4</u>	<u>8.0</u> <u>7.8</u>	<u>10.3</u> <u>10.1</u>	<u>10.9</u> <u>10.7</u>	<u>11.4</u> <u>11.1</u>	<u>13.4</u> <u>12.7</u>	<u>13.7</u> <u>13.1</u>	<u>15.0</u> <u>14.2</u>	<u>16.8</u> <u>15.4</u>	<u>17.2</u> <u>15.4</u>
Sedgefield	20%	<u>6.6</u> <u>6.5</u>	<u>7.0</u> <u>6.9</u>	<u>9.0</u> <u>8.8</u>	<u>9.6</u> <u>9.3</u>	<u>9.9</u> <u>9.7</u>	<u>11.5</u> <u>11.1</u>	<u>12.0</u> <u>11.5</u>	<u>13.4</u> <u>12.4</u>	<u>14.7</u> <u>13.4</u>	<u>15.4</u> <u>13.5</u>