



Delivering the Local Plan

Authority Monitoring Report for Cambridge City Council and South Cambridgeshire District Council, 2020/2021

Covering the period 1 April 2020 – 31
March 2021

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1. Introduction and Context

A. Greater Cambridge Today

- 1.1 The Greater Cambridge area covers the city of Cambridge and its largely rural hinterland of South Cambridgeshire. Hence, the areas' population spans a world-renowned city, emerging new towns and about 100 villages and hamlets. The Office for National Statistics estimate that the Greater Cambridge area had a population of 286,000 in 2020. This was divided between 125,100 people in Cambridge and 160,900 people in South Cambridgeshire. However, the land take ratio is significantly different. Cambridge has an area of approximately 4,070 hectares compared with 90,163 hectares for South Cambridgeshire. The area is bordered by a number of market towns, like Huntingdon, Royston and Haverhill, which fall outside the area, and is located around 60 miles north-east of London.
- 1.2 Cambridge has an iconic historic core, heritage assets, river and structural green corridors, with generous, accessible and biodiverse open spaces and well-designed architecture. South Cambridgeshire's villages vary greatly in size, with each having a unique character. Greater Cambridge has a reputation for design excellence and has focused on new development that is innovative and promotes the use of sustainable modes of transport. It is also a centre of excellence and world leader in the fields of higher education and research. It has fostered a dynamic and successful knowledge-based economy, while aiming to retain the high quality of life in the city and surrounding villages that underpins that economic success. Cambridge is also an important centre for a wide range of services

B. The Authority Monitoring Report (AMR)

- 1.3 Local Authorities have a statutory duty to publish an Authority Monitoring Report (AMR). It also provides an opportunity to monitor recent trends in land use and other issues (such as transport, socio-economic changes and biodiversity) and to consider the effectiveness and appropriateness of current planning policies and targets.
- 1.4 The Planning and Compulsory Purchase Act 2004 and subsequent regulations introduced the requirement for local planning authorities to produce an AMR. The AMR 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).

- 1.5 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.
- 1.6 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.
- 1.7 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.
- 1.8 Local Authorities are also required by the CIL Regulations to publish an Infrastructure Funding Statement (IFS) to provide information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development, and the subsequent use of those contributions. For convenience a Greater Cambridge IFS has been incorporated into the AMR (as Appendix 3) to provide further information on delivery of infrastructure associated with new development in Greater Cambridge.
- 1.9 This AMR covers the period from 1 April 2020 to 31 March 2021. It is a joint AMR for Cambridge City Council and South Cambridgeshire District Council and therefore the adopted planning policies for the period covered by this AMR are those contained in the:
- Cambridge Local Plan (2018) - adopted 18 October 2018;
 - South Cambridgeshire Local Plan (2018) – adopted on 27 September 2018;
 - Cambridge East Area Action Plan (AAP) – adopted in February 2008;
 - Cambridge Southern Fringe AAP – adopted in February 2008;
 - North West Cambridge AAP – adopted October 2009; and
 - Northstowe AAP – adopted in July 2007.

C. Monitoring in Greater Cambridge

- 1.10 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. Greater Cambridge consists of the two local planning authorities of Cambridge City Council and South Cambridgeshire District Council. 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. A 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.
- 1.11 The Business Intelligence (Research) Team provides the district councils with the necessary results for their AMR 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.
- 1.12 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. A number of data series published by the Office for National Statistics are used as contextual indicators. These are usually sourced from NOMIS (the National On-line Manpower Information System).

D. Structure of the document

- 1.13 Chapter 2 of the document provides a commentary on the progress against the Local Development Scheme, actions on duty to co-operate, and updates on neighbourhood planning, the 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 to the monitored indicators. Appendix 1 lists all of the indicators by document. A RAG (Red, Amber, Green) 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 and the commentary in the main report. Appendix 3 provides a combined Infrastructure Funding Statement for Cambridge and South Cambridgeshire.

2. Commentary

A. Progress against the Local Development Scheme

- 2.1 The Councils adopted their current Local Plans in autumn 2018. The South Cambridgeshire Local Plan was adopted on 27 September 2018 and the Cambridge Local Plan on 18 October 2018.
- 2.2 The Councils' current adopted 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 City and South Cambridgeshire District 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.
- 2.3 The latest [LDS](#) was approved in July 2020. This July 2020 LDS includes an additional Preferred Options stage in autumn 2021 to enable public consultation on the emerging preferred approach to key strategic issues, and for those views to be considered before detailed policies are drafted. The future timetable for the Local Plan will be influenced by the decision on whether to progress ahead of or in parallel with the North East Cambridge Area Action Plan (NECAAP). Therefore, it is envisaged that the Local Plan will be submitted to the Secretary of State for independent Examination in either Autumn 2023 or Spring 2024.
- 2.4 In September 2020 the Councils published the [responses to the consultation and calls for sites](#). In November 2020 the Councils published [initial evidence base findings and development strategy options assessments](#). In the same month, a series of workshops were held with parish councils, residents' associations, statutory bodies and other relevant stakeholders to explore the evidence and options assessments, and to hear what strategy and policies they thought the Councils should be developing. In January 2021 Parish Councils and Residents Associations were invited to contribute their local knowledge about the sites put forward for development, and this has been fed into the assessment of their suitability. In August 2021 the [First Proposals](#) for the Plan for consideration by councillors at both Councils were published. Following a period of scrutiny and subsequent amendments the [First Proposals](#) were published on 1 November 2021 starting a six week public consultation process ending on 13 December 2021.

- 2.5 The October 2018 LDS also set out the Councils' intention and timetable for preparing a North East Cambridge Area Action Plan (NECAAP). The AAP is being prepared jointly between both councils. North East Cambridge includes 182 hectares of brownfield land, just a 15-minute cycle ride from the city centre. The plan aims to deliver an inclusive, walkable, low-carbon new city district with a lively mix of homes, workplaces, services and social spaces, fully integrated with surrounding neighbourhoods.
- 2.6 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 October 2018 LDS. The latest [LDS](#) was approved in July 2020 and this July 2020 LDS set out an updated timetable for consultation on the draft NECAAP. Public consultation on the draft NECAAP ran from 27 July to 5 October 2020. The comments received have been considered, and along with additional evidence base studies, have informed the Proposed Submission version of the NECAAP. In November 2021 the [Proposed Submission NECAAP](#) for consideration by councillors through a series of meetings at both Councils between November 2021 and January 2022 was published. The comments received on the draft NECAAP have been [published](#) and the Council's responses to them are set out in the [Statement of Consultation](#).
- 2.7 Significant government Housing Infrastructure Funding has been secured to facilitate the relocation of the Milton Waste Water Treatment Plant which will enable the development of a major brownfield site and comprehensive planning of the North East Cambridge area. Anglian Water proposes that a Development Consent Order (DCO) process will be undertaken to enable the relocation. This is expected to be submitted in Summer 2022. The July 2020 LDS anticipates that the NECAAP will be submitted to Secretary of State for independent Examination in Spring 2024.

B. Action taken on Duty to Co-operate

- 2.8 For the joint Greater Cambridge Local Plan and the North East Cambridge Area Action Plan which have been in preparation during the monitoring year, the two authorities have continued to work together as one, and continue to engage constructively, actively and on an ongoing basis with the other Duty to Cooperate bodies to address strategic cross-boundary matters. The authorities continue to address the Duty to Cooperate in all relevant aspects of the plans, including governance, consultation, and evidence gathering.
- 2.9 In terms of governance supporting constructive and ongoing engagement supporting both plans, a non-statutory Joint Local Planning Advisory Group

meets to discuss each plan at key plan-making stages 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).

- 2.10 Supporting member engagement for the Local Plan, a joint high-level officer group comprising representatives of both councils, Greater Cambridge Partnership, Cambridgeshire County Council, and the Cambridgeshire and Peterborough Combined Authority meets on a regular basis to help steer the development of the Local Plan; in addition, a Greater Cambridge Local Plan transport sub group - comprising the councils, County Council, Combined Authority, National Highways and Network Rail - also meets to facilitate preparation of a robust Transport Evidence Base supporting the Greater Cambridge Local Plan. This group has also addressed transport matters relating to North East Cambridge Area Action Plan. Supporting member engagement for the North East Cambridge Area Action Plan, a Public Partners Stakeholder Group – comprising the councils, County Council and Combined Authority - has met regularly throughout preparation of the plan to discuss relevant planning issues, including cross-boundary matters.
- 2.11 In terms of consultation and engagement for the Local Plan, following the Greater Cambridge Local Plan: The First Conversation (Issues & Options 2020) held between January and February 2020, which identified [an initial list of potential strategic cross-boundary matters](#), scoping was then 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. Cambridge and South Cambridgeshire members approved a [Duty to Cooperate & Statement of Common Ground Proposed Approach – For Consultation](#) document, which set out Greater Cambridge’s proposed approach to engagement and provided an initial view on strategic cross-boundary matters relevant to Greater Cambridge. Using the Proposed Approach document, officers have engaged with a wide range of relevant bodies to explore substantive issues via Duty to Cooperate roundtable meetings, and via bilateral meetings, which also addressed duty to cooperate matters relevant to North East Cambridge Area Action Plan. To support the [Greater Cambridge Local Plan First Proposals consultation](#) in autumn 2021 the Councils published a [draft Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#), and offered the opportunity for further meetings with relevant bodies. Ahead of [publishing the Proposed Submission North East Cambridge Area Action Plan](#), the Councils worked with relevant bodies to resolve strategic cross-boundary matters, as documented in a [draft](#)

[Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#).

- 2.12 In terms of evidence, the Councils have continued to engage with neighbouring authorities and relevant prescribed Duty to Cooperate bodies on an ongoing basis across relevant functional geographies. Examples for the Local Plan include working with the County Council and Combined Authority on the development of the Local Plan transport evidence base, as well as engaging with the relevant prescribed bodies on the development of environmental evidence. An example for the North East Cambridge Area Action Plan was engaging with Historic England on the scope and outputs of the North East Cambridge Heritage Impact Assessment.

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 November 2021 there are nineteen designated neighbourhood areas in South Cambridgeshire. No new areas were designated in the monitoring year:
- 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. The South Newnham Neighbourhood Area and the Neighbourhood Forum was designated on 22 March 2017.

2.16 Four Neighbourhood Plans have been 'made' (adopted) in South Cambridgeshire, following successful referendums, and these are:

- Great Abington Former LSA Estate Neighbourhood Plan - 21 February 2019
- Cottenham Neighbourhood Plan - 20 May 2021
- Histon & Impington Neighbourhood Plan - 20 May 2021
- Foxton Neighbourhood Plan - 5 August 2021

2.17 Four further Neighbourhood Plans have reached formal stages in the preparation of a Neighbourhood Plan:

- Waterbeach: Waterbeach parish 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. The parish council submitted its neighbourhood plan to South Cambridgeshire District Council in February 2021 and SCDC carried out a public consultation between February and April 2021 which was followed by a formal examination. The examiner's report was published in August 2021 and the parish council and SCDC have been working together to prepare a Referendum version of the neighbourhood plan. Once this is done a referendum date will be set.
- Gamlingay: Gamlingay parish was designated a neighbourhood area on 3 February 2015. Gamlingay Parish Council carried out consultation on

their pre-submission Neighbourhood Plan in September and October 2020. The parish council submitted their plan to SCDC on 26 August 2021 and SCDC has carried out a public consultation between September and November 2021. An examination is now taking place on this plan.

- Fulbourn: Fulbourn parish was designated a neighbourhood area on 13 August 2018. A pre-submission consultation was carried out in January and February 2021. The Fulbourn Neighbourhood Plan was submitted to SCDC in October 2021 and SCDC is carrying out a public consultation which will end in January 2022.
- West Wickham: West Wickham parish was designated as a neighbourhood area on 17 November 2015. The parish council carried out the pre-submission consultation on their plan in May – June 2021. They are currently preparing to submit their neighbourhood plan to SCDC.

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. There is growing interest from parish councils to prepare neighbourhood plans.

2.19 Further information can be found in relation to Neighbourhood Planning on the [Greater Cambridge Planning website](#).

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

2.20 The Community Infrastructure Levy (CIL) is a charge 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.

- 2.22 [Cambridge City Council](#), [South Cambridgeshire District Council](#), and [Cambridgeshire County Council](#), publish individual Infrastructure Funding Statements to comply with the 2019 CIL Regulation amendments. The statements for Cambridge and South Cambridgeshire have been combined together with additional information to create the Infrastructure Funding Statement included as Appendix 3.

E. Greater Cambridge Statement of Community Involvement

- 2.23 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 in July 2019 and by Cambridge City Council in June 2019.
- 2.24 In June 2020 both councils jointly issued an [Addendum to the Statement of Community Involvement](#). An [Updated Addendum](#) was published in December 2020. This sets out which elements are impacted by current restrictions related to the coronavirus pandemic, and how the Councils will continue to enable full involvement of people in planning matters. It includes guidance on Neighbourhood Plans. Appendix 1 provides a summary of the changes that have been made to the original statement. The need for these temporary measures is being kept under review.

3. Topics

A. Housing Monitoring

- 3.1 The development strategy for Greater Cambridge supports 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 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 Therefore, 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. The latest housing trajectory for Greater Cambridge is set out in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) report published in April 2021. This shows that 37,226 dwellings are expected to be delivered between 2011 and 2031 (14,129 in Cambridge and 23,097 in South Cambridgeshire), which is 11% (3,726 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions.
- 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 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.
- 3.4 The [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) report (published in April 2021) shows that the Councils jointly have 6.1 years of housing land supply for the 2021-2026 five year period. Collectively this means that for Greater Cambridge, the Councils can demonstrate a five year housing land supply.
- 3.5 The most up to date housing trajectory and five year land supply calculations are published on the [Greater Cambridge Shared Planning website](#).

- 3.6 **Housing completions:** Between 2011 and 2021 (the first ten years of the plan period for both adopted Local Plans), 16,114 net additional dwellings were completed (7,806 dwellings in Cambridge and 8,308 dwellings in South Cambridgeshire). In the 2020-2021 monitoring year, 1,752 net additional dwellings were completed in Greater Cambridge, with 1,335 net additional dwellings in South Cambridgeshire and 417 net additional dwellings in Cambridge. This includes 258 dwellings at Northstowe, 30 dwellings at Eddington, 89 dwellings on Darwin Green, 67 dwellings at Marleigh (part of Cambridge East), 99 dwellings at Clay Farm, 128 dwellings at Trumpington Meadows, 68 dwellings on sites allocated in the Cambridge Local Plan within the city of Cambridge, and 195 dwellings on sites allocated in the South Cambridgeshire Local Plan within the villages.
- 3.7 The combined annual completions in 2020-2021 for Greater Cambridge (1,752 dwellings) is slightly higher than the average annual delivery rate required of 1,675 dwellings a year. This means that delivery has exceeded the required rate in four of the last five years.
- 3.8 South Cambridgeshire achieved a significantly higher level of completions than the previous year (1,107 dwellings were completed in 2019-2020). In Cambridge there has been a decrease in the number of dwellings completed in comparison to the previous monitoring year (460 dwellings were completed in 2019-2020). The completion rate in Cambridge has now fallen for four successive years which reflects the spatial strategy. The higher level of completions previously achieved in Cambridge was a result of high numbers of completions on the edge of Cambridge sites completing within the city boundary. 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.
- 3.9 Actual net completions in 2020-2021 (1,752 dwellings) were well above the anticipated net completions included in the April 2021 housing trajectory (1,095 dwellings), with delivery above the housing trajectory estimations in both local authorities. For some sites, the schemes were completed rather than only being anticipated to be partially completed. Although increasing delivery in 2020-2021, there is potential that there will be a reduction in actual completions in 2021-2022 (compared to the April 2021 housing trajectory) to compensate for this, but this will be reviewed when the trajectory is updated.
- 3.10 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 National Planning Policy Framework (NPPF). HDT results are published by

the Department for Levelling Up, Housing and Communities (DLUHC) each year.

- 3.11 The most recent results for 2017-2018 to 2019-2020 were published in January 2021 and are 176% for Cambridge and 114% for South Cambridgeshire. There are no consequences from the HDT results published in January 2021 for Cambridge or South Cambridgeshire.
- 3.12 A statement setting out the results and the implications for both Councils is published on the [Greater Cambridge Shared Planning website](#). The results for the period 2018-2019 to 2020-2021 have yet to be published but will be added to the website when available.
- 3.13 **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. South Cambridgeshire has an indicator to monitor completions on PDL. The proportion of housing completed on PDL has now fallen for five successive years. The proportion for 2020-2021 (14%) was the lowest over the first ten years of the plan (albeit only marginally lower than 2012-2013). The fall appears to be due to the nature of sites currently being developed. The largest levels of completions in the last year were within edge of Cambridge locations, 'five year supply' sites and new settlements. These all tend to be predominantly on green field sites.
- 3.14 **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. A review of all applications for subdivision of garden plots over the 2020-2021 monitoring year was carried out. There were a total of 12 permissions granted on garden land. Two of the applications granted were on sites with extant consents that pre-date the 2018 Local Plan; these did not reference Policy 52 so have been discounted from the assessment of the use of the policy given the extant consents on site. One of the permissions had an extant permission from 2019. The application granted in the 2020-2021 monitoring year did not reference Policy 52 but the 2019 permission did reference Policy 52 meaning that the proposal was assessed against the criteria of the policy. Of the remaining 9 permissions for subdivision of existing residential plots, 100% were considered to be appropriate when assessed against Policy 52.
- 3.15 **Housing density:** Over the plan monitoring period (2011-2021), the average net density of dwellings completed in South Cambridgeshire has fluctuated. In the last monitoring year, the average net density was 37.3 dwellings per hectare (DPH) on sites greater than nine dwellings. This was slightly above the average of 34.3 DPH over the plan period. This was partly the result of a

relatively high density being achieved on completed schemes in the Rural Centres of Histon and Cambourne.

- 3.16 Density in the city has also fluctuated over the plan monitoring period. The average density achieved in 2020-2021 of 69.8 DPH was slightly below the 2011/12 - 2020/21 average of 73.5 DPH. The largest site completed was part of the NIAB site (16/0208/REM) which resulted in 173 dwellings being built at a density of 56.0 DPH.
- 3.17 **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 median income in 2011 to 12.35 times the median income in 2020. In South Cambridgeshire, the median house price has risen from 7.6 times the median income in 2011 to 9.7 times the median income in 2020. These ratios have steadied in recent years, and even fallen slightly in the case of Cambridge. However, house price to income ratios remain very high by historical standards in both local authorities.
- 3.18 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 their 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.
- 3.19 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.
- 3.20 In total, South Cambridgeshire delivered 311 affordable dwellings in 2020-2021. At 23% of all completions this was below the plan period average for the district (26%). The scheme which accounted for the largest number of affordable homes in South Cambridgeshire was a site known as Land South of Fen Drayton Road, Swavesey (S/2315/RM). This delivered its full quota of

40 affordable dwellings from a total of 99 dwellings and the scheme is now complete. Cambridge delivered only 51 affordable dwellings in 2020-2021. This was 12% of all completions, also below the plan period average of 35% for the district. The scheme which accounted for the largest number of affordable homes in Cambridge was Parcel 8 of the Clay Farm development (15/0844/REM). This will ultimately deliver 40% affordable housing on a 251 dwelling scheme.

- 3.21 A total of 4,522 dwellings were permitted in South Cambridgeshire during the 2020-2021 monitoring year. This included 4,231 dwellings within schemes eligible to provide affordable dwellings (for example excluding schemes of less than 10 dwellings, student apartments, houses in multiple occupation, and prior notification approvals). Of these, 29% are to be affordable dwellings. This is below the policy requirement of 40% and is largely due to viability factors lowering the affordable proportions secured on some strategic sites. Residential permissions in Cambourne West (20/01536/REM, 20/01640/REM and S/4537/19/RM) have secured 30% affordable housing, which is consistent with the 30% affordable housing agreed for the whole development through the outline planning permission and s106 agreement. Also, the final residential permissions in Northstowe Phase 1 (S/0065/20/RM and S/2907/19/RM) have secured 25% affordable housing, which together with the affordable housing secured on the other residential permissions within Phase 1 have resulted in 20% affordable housing being secured for this phase as agreed through the outline planning permission and s106 agreement for this phase. The only site that was permitted without any affordable housing on viability grounds was 'Parcel COM4' at Orchard Park (S/4191/19/FL). This included 80 apartments and a clawback clause has been included in the permission.
- 3.22 A total of 1,425 dwellings were permitted in Cambridge during the same period. This included 934 dwellings within schemes eligible to provide 40% affordable dwellings (ie. schemes of 15 or more dwellings). Of these, 47% are to be affordable dwellings. This is comfortably above the policy. The high proportion of affordable housing permitted was influenced by three all affordable housing schemes at 67 - 97A Campkin Road (19/1616/FUL), The Meadows Community Centre (19/1756/FUL) and the Buchan Street Neighbourhood Centre (19/1757/FUL). All three applications were submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership. There was only one scheme of 11-14 dwellings where a lower level of 25% affordable housing is required. This scheme, 212-214 Newmarket Road (18/1679/FUL) met the policy requirement will include 3 affordable dwellings out of a total of 13.

- 3.23 **Housing development by settlement category:** Over the plan period so far (2011 to 2021), the majority of completions across the whole plan area have been in the Cambridge Urban Area and Edge of Cambridge (3,817 and 4,942 respectively). In the rural area of South Cambridgeshire, Rural Centres account for the largest share of housing completions (1,756) followed by 'five year supply' sites (1,332), Minor Rural Centres (1,078) and New Settlements (935).
- 3.24 **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.
- 3.25 Three schemes were permitted in 2020-21 and all met the policy criteria as they were associated with Cambridge University colleges. In total, they should deliver a net increase of 133 student bedrooms. The largest proposal is a redevelopment scheme at Lucy Cavendish College (20/03342/FUL) which will deliver a net increase of 61 student bedrooms alongside a college cafe and social learning space, ancillary facilities and external works.
- 3.26 In the 2020-2021 monitoring year there was a net gain of 100 completed student rooms in Cambridge through five developments. All were related to University of Cambridge Colleges. The largest net gain was a Clare College scheme (17/0970/FUL) at St Regis and 108 Chesterton Road which resulted in the completion of 53 new student rooms. A scheme at Lucy Cavendish College (20/03342/FUL) resulted in a loss of 11 rooms. However, when completed the new buildings will deliver 72 additional student rooms. A Trinity College scheme at the Cambridge Union Society (17/1541/FUL) delivered a net gain of 32 student rooms and a Downing College scheme at 90-92 Regent Street (18/0154/FUL) delivered a net gain of 24 student rooms. Finally, Corpus Christi delivered two student rooms through the change of use of an office (18/1561/FUL).
- 3.27 There has been a net increase of 4,576 student rooms over the first ten years of the plan period (2011-2021). The trigger of 3,104 rooms set by the indicator in the plan relates to the findings of the Assessment of Student Housing Demand and Supply study (January 2017) for Cambridge City Council. This is the demand for a 10 year period up to 2026. Since the 2016/2017 monitoring year an additional 1,998 (net) student rooms have been provided.

- 3.28 **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 the delivery of 1,000 additional new homes on rural exception sites by 2031.
- 3.29 The Greater Cambridge City Deal Board agreed in September 2016 how the 1,000 additional dwellings on rural exception sites will be monitored, and their relationship to the housing requirement set out in the Local Plans. The Cambridge and South Cambridgeshire Local Plans set a requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge, and it was agreed that 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 on rural exception sites. Eligible homes are defined as “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”.
- 3.30 The latest Greater Cambridge housing trajectory (published in April 2021) anticipates that delivery will exceed the housing requirement in the Local Plans in 2022-2023, and therefore until that point affordable homes completed on eligible sites are contributing towards delivering the Greater Cambridge housing requirement of 33,500 dwellings. On the basis of their anticipated delivery, as set out in the Greater Cambridge housing trajectory (April 2021), known eligible sites with planning permission or a resolution to grant planning permission at November 2021 are anticipated to deliver approximately 742 eligible affordable homes between 2022 and 2031.
- 3.31 There are still a further nine years until 2031 during which affordable homes on other eligible sites will continue to come forward and that will count towards this target. Quarterly updates on anticipated delivery towards this City Deal commitment are provided to the [Greater Cambridge Partnership Board and Assembly](#).
- 3.32 **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 and was used to inform the pitch and plot requirements included in the adopted Local Plans.

The GTANA (2016) concluded for South Cambridgeshire 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 and it identified a need for nine additional Travelling Showpeople plots in South Cambridgeshire over the period 2016-2021 and 12 plots over the period 2016-2036. Although no Travelling Showpeople plots were delivered in the 2020-2021 monitoring year, four plots were delivered in 2016-2017. One gypsy & traveller pitch was completed in 2020-2021 bringing the total to ten since 2016. A new GTANA is being developed as part of the evidence base for the new Greater Cambridge Local Plan but has been delayed due to the coronavirus pandemic.

- 3.33 **Accessible Homes:** An accessible home supports the 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, however a review of part b) of the policy has been undertaken. This found that there were three developments including 20 or more self-contained affordable homes granted full permission in 2020-2021. All had a requirement for 5% of homes to be built to M4(3) standard. A further outline application was permitted for Cambridge East – Land north of Cherry Hinton (18/0481/OUT). This will require Policy 51 to be addressed in the subsequent reserved matters applications.
- 3.34 Policy H/9 of the South Cambridgeshire Local Plan (2018) requires that 5% of new dwellings meet M4(2) of Building Regulations. 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 dwellings approved in the 2020-2021 monitoring year was undertaken. Eleven applications were reviewed. Seven met or exceeded the required standard and the remaining schemes either had a previous outline or extant planning permission in place. Overall, the impact of the policy will continue to grow as fewer reserved matters applications are approved where there is an outline permission granted before Policy H/9 came into effect. Some schemes will be delivering or exceeding the policy requirements even where the outline permission was granted before the Local Plan was adopted. For example, the scheme at Land to the rear of 130 Middle Watch, Swavesey (S/1896/19/RM) will deliver 70 dwellings including all 28 affordable and 4 market bungalows

achieving M4(2) standard (46% of all dwellings). There have also been some significant outline permissions granted in 2020-2021 where the policy will be a requirement for all subsequent reserved matters applications. These are Land North of Cherry Hinton (S/1231/18/OL) which has permission for up to 1,200 dwellings and the Wellcome Trust Genome Campus which has permission for up to 1,500 dwellings (S/4329/18/OL).

B. Employment Monitoring

- 3.35 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 and the clustering of hi tech, biotech and research and development industries around 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 44,000 jobs created across Greater Cambridge: 19,000 in South Cambridgeshire and 25,000 in Cambridge. (This data is taken from the ONS Jobs Density data series via NOMIS. It is a workplace-based measure and comprises employees, self-employed, government-supported trainees and HM Forces.) It should be noted that this data set has a significant time lag and the most recent data does not cover the Coronavirus pandemic period.
- 3.36 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)).
- 3.37 The Cambridge Local Plan supports a forecast growth of 8,800 jobs in the B use classes. Growth of this scale is expected to generate demand for around 70,200 sqm of additional B use 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 use 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 continued employment use (within the B use class) or if the loss has been justified through a marketing exercise.

- 3.38 In the 2020-2021 monitoring year, business completions (net) were 23,739 sqm/0.15 hectares in Cambridge and 16,796 sqm/7.58 hectares in South Cambridgeshire. The largest completion was a 17,246 sqm office block at 32-38 Station Road, Cambridge (15/0906/FUL). For 2011-2021, business completions (net) were 166,426sqm/-7.78 hectares in Cambridge and 232,480 sqm/95.52 hectares for South Cambridgeshire. In Cambridge 1.06 hectares of employment land was lost in 2020-2021 to other uses on unallocated sites. In South Cambridgeshire 2.98 hectares of employment land was lost to other uses in 2020-2021.
- 3.39 By the end of the monitoring year, March 2021, there were 3,560 people claiming unemployment related benefits in Cambridge (4.1% of residents aged 16-64). There were 3,090 people claiming unemployment related benefits in South Cambridgeshire (3.2% of residents aged 16-64). In both cases the levels had more than doubled over the year (almost trebling in the case of South Cambridgeshire). Data shows that the claimant count has fallen in both local authorities since the end of the monitoring year. However, in August 2021 the levels in both the authorities remained higher than at any time in the previous ten years prior to the Coronavirus pandemic.
- 3.40 The number of businesses in South Cambridgeshire fell in 2020 for the first time since 2011. This fall was due to a fall in business births and rise in business deaths. Overall, there was a net fall of 130 active businesses. Cambridge was a little more resilient and achieved a net increase of 70 active businesses.

C. Allocations Monitoring

- 3.41 For the purposes of the AMR, the Councils monitor progress on the delivery of allocations within both Local Plans.
- 3.42 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. This area is also included within the Area Action Plan being prepared for North East Cambridge. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that intensification of employment uses should be sought through the Area Action Plan. Details of completions and commitments in the Science Park at March 2021 are included in tables 58 and 59 of Appendix 2. A planning application (20/03444/FUL) submitted for 4,600 sqm of commercial office floorspace at 127-136 Cambridge Science Park is awaiting a decision.

- **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. The Cambridge Biomedical Campus have now prepared a Vision 2050, setting out aspirations for its future. Through a collaboration with adjoining landowners, submissions have been made through the call for sites setting out proposals for future development, including in areas which are currently part of the Green Belt. Submissions by the Cambridge Biomedical Campus as part of the Cambridge South proposal considers this may be capable of a significantly higher level of development.
- **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. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use. A hybrid planning application for a total of 56,473sqm of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), iii (light industrial) and B8 (storage and distribution - limited to data centres) uses covering the whole allocation was refused at Joint Development Control Committee on 27 October 2021. It was refused due to concerns about traffic, green belt and landscape impacts.
- **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 December 2020 the site had been cleared. However, by May 2021 there had been no further progress. **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 April 2021 the site was complete. **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):** The site is allocated for housing and B1 employment uses. Outline planning permission was granted for a scheme including up to 380 dwellings, up to 4,000 sqm of B1a use and up to 250 sqm of retail use in February 2010 (which has now lapsed). Detailed masterplanning of the site resulted in the site being anticipated to provide 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. At February 2020, all 285 dwellings had been completed. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use. 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 March 2021, both permissions were under construction with 20 dwellings completed. **Catholic Church site:** the site has planning permission for the demolition of the existing dilapidated church and erection of four new apartments. At November 2021, the church had been demolished and the new dwellings had been completed.
- **Dales Manor Business Park, Sawston (Policy H/1a):** The site is allocated for residential development and B1 employment uses. The allocation envisages that an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses, and that the remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential uses. However, the landowners of the north-western part of the site are implementing a detailed planning permission for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and

therefore this part of the allocation is no longer available for residential development. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that “given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed use allocation should be considered and employment otherwise retained under the wider existing policy framework”.

- **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 reserved matters planning permission was approved in June 2020. The planning permission covers approximately 75% of the site. The site is currently under construction.

3.43 Indicator M7 of the South Cambridgeshire 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 75 dwellings (20/03802/FUL) and the pre-commencement conditions are currently being discharged. The site is being brought forward by Cambridge Investment Partnership (CIP - Hill Investment Partnerships and Cambridge City Council).
 - **Parcel Com4:** full planning permission for the erection of a new residential block comprising 80 apartments was approved in August 2020 (S/4191/19/FL). However, an alternative scheme (S/4243/19/FL) for 138 student rooms has resolution to grant planning permission subject to completion of a s106 agreement. It is currently unclear which of these two schemes will be implemented.
- **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 with 204 dwellings completed by March 2021. A further reserved matters application (21/03619/REM) for 411 dwellings (parcels BDW5 and 6) was submitted in August 2021. It is expected that the local centre including library and retail areas will be completed by autumn 2022.
 - NIAB 2 & 3 (Darwin Green 2 & 3) is allocated for 1,000 dwellings and a secondary school. An Environmental Impact Assessment scoping opinion response was provided by the Council in September 2019. It is assumed that this development will follow on from the delivery of NIAB Main (Darwin Green 1) and an outline planning application is expected in early 2022.
- **Cambridge East – Land north of Newmarket Road (also referred to as WING or Marleigh)/ Progress towards housing provision as identified in Policy SS/3 (1a) for 1,300 dwellings:** Outline permission (S/2682/13/OL) was granted in November 2016 for 1,300 homes, a primary school, a food store and community facilities. Reserved matters applications (S/1096/19/RM and 20/02569/REM) for 547 dwellings have been permitted and are under construction with 67 homes completed by March 2021. The first phase of development includes a mix of non residential uses including a local centre/community building with offices above and sports facilities and buildings. A reserved matters application (21/02450/REM) for 421 dwellings was approved in October 2021. Pre-application discussions have commenced in respect of the consolidation of the Northworks part of the site (B2 land).
- **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 & S/1231/18/OL) for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was granted in December 2020. A Planning Performance Agreement is currently being negotiated for infrastructure matters with a reserved matters application expected in 2022. This means that a reserved matters application for phases 1 and 2 will follow later in the year with construction likely to start late in 2022 or 2023.

- **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 consulted on in spring 2019 and consultation on the draft Area Action Plan was undertaken in autumn 2020. The comments received have been considered, and along with additional evidence base studies, have informed the Proposed Submission version of the NECAAP. In November 2021 the [Proposed Submission NECAAP](#) for consideration by councillors through a series of meetings at both Councils between November 2021 and January 2022 was published.
- **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. 713 houses had been completed by March 2021. All residential parcels have received reserved matters consent. The primary school is completed and occupied.

- **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. At March 2021, two show homes had been completed. A S73 application (21/02585/S73) has been submitted to make design amendments to the age restricted accommodation (60 dwellings). The education campus within Phase 2 has been completed. A reserved matters application has also been submitted for the sports pavilion (21/03350/REM).
- **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. Outline planning applications for phase 3a (4,000 dwellings) and phase 3b (1,000 dwellings) were submitted in early 2020 by Homes England. A further two planning applications within phase 3b were submitted by Endurance Estates and Digital Park (totalling around 210 dwellings) in mid-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, provision of access to local jobs, and support for continued development of the economy of the Cambridge area. The Waterbeach New Town SPD (adopted in 2019) states that the New Town will provide a significant amount of employment land, including an appropriate mix of offices, light industrial and research and development uses. These will be in an 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 (S/0559/17/OL). The first phase Design Code was approved at Planning Committee in June 2020 and the first reserved matters infrastructure application has also been approved. A reserved matters application (21/02400/REM) for 89 dwellings was granted in July 2021 and is expected to start on site by the end of 2021. **RLW Estates (the eastern part of the site):** An outline planning application

(S/2075/18/OL) 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 went to planning committee in January 2021 where it was resolved to grant subject to completion of a s106. It is anticipated that reserved matters applications for the first residential parcels could be submitted within 1-2 years.

- **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 Bourn Airfield New Village SPD (adopted in 2019). An outline planning application (S/3440/18/OL) for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space went to planning committee in February 2021 where it was resolved to grant subject to completion of a s106 agreement. It is anticipated that this will be completed and a decision notice issued by the end of 2021 with a start on site potentially in Summer 2022. An application for full permission for Phase 1 and outline permission for Phase 2 of the redevelopment of the former Gestamp Factory site for up to 26,757sqm of light industry, research and development, and warehouse and distribution, with supplementary restaurant and cafe, day nursery/creche, and gym was granted in January 2021 (20/02568/FUL).
- **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 (S/2903/14/OL). Reserved matters applications (S/4537/19/RM, 20/01536/REM, 20/01640/REM and 20/02543/REM) have subsequently been permitted and include 826 dwellings. The first two permissions are under construction and discharging conditions. The latter two permissions are also discharging conditions and have an anticipated start on site date of the end of 2021. No planning application(s) have yet been submitted for the non residential uses. The South Cambridgeshire Investment Partnership has applied for a screening opinion (21/03771/SCRE) for a proposal for up to 300 dwellings, creation of new open spaces, a public square, a café (following the change of use of the Marketing Suite) and associated works on land within Cambourne Business Park.

3.44 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 first phase of demolition has been completed (S/4469/18/PN). 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 (S/0670/17/OL). 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. A reserved matters application for 203 dwellings and land for community provision is due to be determined by the end of 2021 (20/05199/REM).
- **Land North of Babraham Road (Sawston):** The site has full planning permission for 158 dwellings and landscaping (S/3729/18/FL). At March 2021, 30 dwellings had been completed, 9 dwellings were under construction, and the remaining 119 dwellings had not been started.
- **Land South of Babraham Road (Sawston):** A full application was submitted in August 2021 (21/03955/FUL). The application is currently under-going consultation and is likely to go to planning committee in early 2022.
- **Land North of Impington Road, Histon & Impington:** The site has full planning permission for 26 dwellings and open space. At May 2021 the site was completed at least in terms of being watertight. Internal fittings were on-going.
- **Land off New Road, Land rear of Victoria Way, Melbourn:** The allocation has two full planning permissions which are both under construction. One permission for 67 dwellings (S/4414/17/FL) saw the five remaining dwellings completed in 2020-2021. The other permission is for the demolition of an existing dwelling and the erection of 22 dwellings and open space (S/2424/18/FL), and all 22 dwellings were completed in 2020-2021.

- **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 (S/0122/18/RM). The planning permission covers a larger site than the allocation. At March 2021, 64 dwellings had been completed and the remaining 8 dwellings were under construction.
- **Land at Bennell Farm, Comberton:** The site has detailed planning permission for 90 dwellings and open space (S/4552/17/RM). At March 2021, 36 dwellings had been completed and the remaining 54 dwellings were under construction.

3.45 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 has been engagement from the Anderson Group in the first quarter of 2021 to enter into a Planning Performance Agreement to come forward with an employment led application and Urban Country Park. Subsequently a hybrid planning application comprising: a) outline planning application for commercial development comprising B8 floorspace, including ancillary E(g)i floorspace, and flexible B8/E(g) floorspace, car and cycle parking, landscaping and associated infrastructure with all matters reserved except for access on Parcel A; b) full planning application for ecological enhancements on Parcel B; and c) full planning application for recreation and ecological enhancements, including landscaping, public open space and pedestrian and cycle access on Parcel C was submitted but later withdrawn (21/02326/FUL). A revised application is expected.
- 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. A further application was approved in June 2021 (20/05027/REM) which included an office building of 13,502 sqm; a Hive of 3,593 sqm; associated car,

motorbike and cycle parking including a Travel Hub of 2,970 sqm; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure. A new reserved matters application for the proposed Cambridge Children's Hospital was submitted in September 2021 (21/04336/REM). In the meantime, earlier permissions are progressing. Phase 2 of the outline permission (16/0176/OUT) has been granted (covering 7 parcels). Full permission has been granted for the Abcam building (parcel 1) and is now (largely) built and occupied (16/0165/FUL). Reserved matters have been granted for 1000 Discovery Drive (parcel 2) including the erection of a five-storey mixed use laboratory and office building and associated plant, internal roads, car parking, cycle parking, landscaping and public open space (20/03950/REM).

- 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 2,136 dwellings had been delivered at March 2021.
 - 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 1,016 dwellings have been completed on site (across Cambridge and South Cambridgeshire) at March 2021.
 - The Glebe Farm housing development is built on allocation **R42c**. The site was completed in the 2015-2016 monitoring year.
 - The Bell School housing development makes up site **R42d**. The residential development on this site was completed in the 2019-2020 monitoring year.
- 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 and all associated Infrastructure including landscaping, drainage, substation

and car and cycle parking was permitted in July 2021. All pre-commencement conditions have now been discharged. A larger outline application for the site (16/1134/OUT) which seeks outline permission for up to 383,300 sqm of academic floorspace, commercial / research institute floorspace, nursery use, retail / food and drink uses, assembly and leisure uses, and sui generis uses (including Energy Centre and Data Centre) following demolition of existing buildings) was considered by the Planning Committee in July 2021 where they resolved to grant planning permission subject to conditions and a Section 106 agreement. The S106 is currently being negotiated.

- 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, planning application 08/0266/OUT provided for a comprehensive redevelopment of the Station Road area, comprising up to 331 residential units, 1,250 student units, Class B1a (Office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, Class D1 (art workshop) floorspace, Class D1 (community room) floorspace, Class D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either student accommodation or doctors surgery, and a hotel, along with a new transport interchange and station square, a new multi storey cycle and car park). It was granted permission in April 2010 but is now lapsed. However, much of the scheme has been completed.

The following are under construction:

- 89 dwellings, office space, retail space and café/restaurant space (blocks I1 and K1, 15/1759/FUL)
- office space, retail space and café space (block I2, 15/0906/FUL)
- office space (block J1, 15/1522/FUL)

The following have detailed planning permission but have not been started:

- office space (block J3, 15/0864/FUL or 15/0865/FUL) – granted in January 2020
- office space (block J4, 15/2271/FUL) – granted in January 2020

A full planning application for blocks J3 & J4 (17/1550/FUL) is also being considered. Blocks B2, F2, G1 & G2 do not have detailed planning permission, however, a full planning application for blocks B2 & F2 (21/00264/FUL) is being considered.

- At M44, the landowners submitted a planning application (20/03429/FUL) proposing 26,674 sqm of commercial office floorspace as well as 1,566 sqm of flexible use on the ground floor for retail/restaurant/café use. However, this was refused in April 2021. An appeal has been lodged and an inquiry is scheduled for January 2022. There also remains an extant permission for a mixed use scheme including 156 dwellings which is only partially completed.
- At M2, development is complicated by the number of freeholders and leaseholders involved. It has not been possible to contact all landowners but from the responses received to date there is clearly some interest in redeveloping part of the site for residential use. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the local planning authority should seek to retain the allocation including maximising the amount of B1 employment floorspace given the city centre location and requirements for office space.
- To deliver progress on allocation **R4** (48 dwellings) at **Mitchams Corner**: Contact with the principal landowner as part of the Housing Trajectory (April 2021) revealed that the site is likely to come forward for residential development around 2029-2031. The landowner anticipates a scheme of about 100 dwellings. However, a small part of the allocation (Carlyle House) is under separate ownership and there is no evidence that this element of the allocation will come forward for development.
- To deliver progress on **R10** (167 dwellings), **R21** (128 dwellings and 1 hectare of employment land) and **R9** (49 dwellings) in the Mill Road opportunity area:
 - **R9 (Travis Perkins, Devonshire Road)**: The site is currently occupied by Travis Perkins. An application for the demolition of existing depot building and redevelopment of site to provide two new buildings comprising Class E (g)(i) / E (g) (ii) floorspace with associated plant and cycle parking, three new residential buildings comprising 100 units with associated plant and cycle parking, one new building comprising flexible commercial space (Class E) to include a creche with associated cycle parking, flexible community space (Class F.1/F.2), hard and soft landscaping and associated access was refused in December 2021 (21/03620/FUL).
 - **R10 (Mill Road Depot, Mill Road)**: Following the grant of permissions (17/2245/FUL, 18/1947/S73 and 19/0175/FUL), the site now has

approved plans for 236 dwellings. By May 2021 there had been 54 completions and the remaining 182 dwellings were under construction.

- **R21 (315-349 Mill Road and Brookfields):** Part of the site has been developed for a scheme of 270 student rooms (14/1496/FUL) which was approved at appeal. The landowner is working with Cambridge City Council to look at redevelopment options for this site and adjoining land, and that a number of feasibility studies are being undertaken. They anticipate that the site will be available before 2031 with development starting in 2025-2026.

- To deliver progress on **M5** (20 dwellings and 0.5 hectares of employment land) and **E5** (1.4 hectares of employment land) at **Cambridge Station, Hills Road Corridor and City Centre opportunity area:** the landowner of M5 anticipates the site will be available before 2031 and has advised they are considering development options. There is no update on the redevelopment of E5. However, there is a permission for a change of use of the first floor from A2 to B1(a). This should not affect longer term redevelopment plans.

- To deliver **Old Press/Mill Lane** as defined in the masterplan/outline planning permission and SPD: A planning application for redevelopment to include 94 student rooms, 1,478 sqm of college offices, 1,773 sqm of teaching space, 1,004 sqm college leisure and community space, and 363 sqm of A1/A2/A3/A4 uses) was granted in March 2021 (18/1930/FUL). This relates to the southern part of the allocation. The remainder of the site will be brought forward for a range of college and/or university uses including student accommodation. The Council understands that the University of Cambridge is in the process of relocating its uses from this site, before coming to an agreement with one or more of the colleges to bring forward the site for development. This will be kept under review as the Councils continue discussions with the University of Cambridge and the colleges, as part of the preparation of the Greater Cambridge Local Plan.

- To deliver progress on **GB3 & 4** (25,193 sqm employment land): a planning application on GB3 for the erection of a new building comprising 9,976 sqm of E(g) floorspace was deferred by the Joint Development Control Committee in October 2021 pending a request for further information (20/05040/FUL). The application is likely to return to committee in early 2022. The redevelopment of GB4 was completed in 2017-2018.

- Progress of allocations **GB1 & GB2**: These allocations are land north and south of Wort's Causeway.
 - **GB1 (north of Wort's Causeway)**: permission was granted for up to 200 dwellings in February 2021 subject to completion of a s106 agreement (20/01972/OUT).
 - **GB2 (south of Wort's Causeway)**: permission was granted for up to 230 dwellings and up to 400 sqm of non residential floorspace in September 2020 subject to completion of a s106 agreement with a decision issued in May 2021 (19/1168/OUT). A reserved matters application for the appearance, landscape, layout and scale for Phase 1, comprising: the north-south primary route connecting Babraham Road and Worts Causeway, secondary route bellmouths, footways and cycleways, SuDS detention basins, water main diversion, hard and soft landscaping including the creation of the southern gateway and the central square, provision of a local area of play, the installation of a pumping station, and all ancillary works, associated infrastructure and engineering works, and partial discharge of various conditions of the outline permission is awaiting a decision (21/04186/REM).
- 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 moorings on the allocation associated with **Policy H/7** (SCDC) and allocation RM1 (Cambridge): No relevant planning application(s) have been submitted.

D. Supplementary Planning Documents (SPDs) and other policy documents Monitoring

3.46 For the purposes of the AMR, the Councils monitor progress on the delivery of Supplementary Planning Documents (SPDs) and other policy 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 SPDs, AAPs, masterplans associated with allocations within the plan, and other policy documents. The updates are as follows:

- Production of **Spaces and Movement Strategy**: The Making Space for People: Vision and Principles consultation took place in September and October 2019. This document set out a high level vision for Central Cambridge and identified a number of key aims, objectives and strategies that would help deliver the vision. The preparation of the document and wider Making Space for People project is on-going to take into account the representations received from the consultation, coronavirus pandemic

measures that have since been introduced across the City and feedback from the Planning and Transportation Scrutiny Committee on 12 January 2021. The Council will continue to work with key partners, such as the GCP and Cambridgeshire County Council, on this project as it progresses.

- Production of the Grafton Area Supplementary Planning Document: **The Grafton Area Masterplan and Guidance SPD** covers the area referred to in Policy 12 of the Cambridge Local Plan 2018 (Fitzroy Street/Burleigh Street/ Grafton Area of Major Change). The SPD was adopted in 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 produced the **Land North of Cherry Hinton SPD** in partnership with local stakeholders. The Land North of Cherry Hinton SPD was adopted by South Cambridgeshire District Council in November 2018 and by Cambridge City Council in December 2018.
- 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 **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 considered by planning committee on 11 June 2019 where members resolved to approve the application in accordance with the officer recommendation. S106 discussions delayed the permission but a decision notice was issued on 19 March 2021. The permission allows for the redevelopment 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: 94 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 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 adopted by 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.
- Consultation on a draft **Biodiversity Supplementary Planning Document** took place in summer 2021.
- Consultation on the **Draft Little Shelford Village Design Guide Supplementary Planning Document** took place over September and October 2021.

E. Climate Change, Sustainability Measures and Pollution

- 3.47 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.
- 3.48 In recent years, household consumption of gas and electricity in Greater Cambridge 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 110 litres 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. 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 relative to Part L of 2006 Building Regulations and water efficiency rate of 110 litres per person per day. Non-residential developments are expected to meet BREEAM 'Excellent'.

- 3.49 A review of all relevant permissions granted in the monitoring year was undertaken to understand whether water efficiency measures were being conditioned in line with the requirements of Policies 28 and CC/4 of the adopted Local Plans 2018 and the Greater Cambridge Sustainable Design and Construction SPD (adopted in January 2020). This involved reviewing whether a condition relating to water efficiency measures had been included on the decision notice of the eligible permissions as required by the policies in each plan. The review found that in South Cambridgeshire 81% of eligible residential permissions included a condition relating to water efficiency and in Cambridge 68% of eligible residential permissions included a condition relating to water efficiency. Although Cambridge is hitting the indicator trigger there has been a significant improvement in the use of a condition to secure water efficiency measures since last year when only 29% of eligible permissions included the condition. Although the percentage of eligible permissions without water conditions appears high, the applications which don't include a condition are generally small applications for single dwellings. In Cambridge, there were 10 single dwellings and one application for 9 dwellings permitted without the requisite condition limiting water consumption; that means that 97% of dwellings permitted included a water efficiency condition. In South Cambridgeshire, 13 dwellings were permitted without the water condition meaning that 99% of dwellings permitted included a water efficiency condition. The review of non-residential permissions found that in South Cambridgeshire 75% of eligible permissions included a condition relating to BREEAM and water efficiency and in Cambridge 81% of eligible permissions included a condition.
- 3.50 Using the same methodology as the review of water conditions, eligible permission were reviewed to check for a condition requiring carbon reduction, low carbon technologies or renewable energy in line with Policy CC/3 and Policy 28. In Cambridge 73% of residential permissions and 81% on non-residential permissions included a condition requiring carbon reduction measures. As with water conditions, the applications which don't include a condition are generally small applications. 96% of eligible dwellings permitted included a carbon reduction condition. In South Cambridgeshire 100% of eligible residential permissions and non-residential permissions included a condition requiring renewable or low carbon technologies.

- 3.51 Officers are reviewing the way these policies are monitored as the current methodology is imperfect as some of the schemes may have dealt with water efficiency or carbon reduction measures as part of the application process but this may not have been conditioned. Officers are also reviewing the application process to ensure that the policy requirements are considered on all eligible applications.
- 3.52 **Flood risk:** The 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) state 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 2020-2021 there were 26 developments completed where the site outline included land within Flood Zone 2 or 3 in Greater Cambridge: 20 in South Cambridgeshire and six in Cambridge. In total, 17 were residential developments and 9 were business or mixed use schemes. For all of these developments, flood risk was considered in detail as part of the determination of the planning application, with Flood Risk Assessments submitted, consultation undertaken with Environment Agency and Lead Local Flood Authority, and conditions applied to the planning permissions where necessary.
- 3.53 **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 Local Plan period.
- 3.54 Air quality is an issue alongside the A14 and South Cambridgeshire District Council has designated an Air Quality Management Area (AQMA) with the objective of improving conditions in terms of levels of nitrogen dioxide and the particulate PM₁₀. 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 the 2020-2021 monitoring year, the objectives for nitrogen dioxide and the particulate PM₁₀ were met at all the monitoring locations. A decrease in concentrations was seen at all monitoring locations.

3.55 Air quality varies within Cambridge 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. The trends noted from the recorded levels of air pollution in 2020 indicate that levels of nitrogen dioxide in Cambridge were considerably lower than in 2019; this is in line with the national trend which is attributed to a reduction in traffic as a result of the Coronavirus pandemic. The lockdown impact on air pollution levels was most noticeable in areas where traffic/air pollution is higher, and less noticeable away from busy roads. Recorded levels of particulate matter in 2020 fell slightly, unlike recent years where levels of particulate matter have remained stable. Only a small proportion of particulate matter in Cambridge air is related to vehicular traffic so the significant drops in traffic levels during lockdown periods has had only a small impact on overall particulate pollution levels in the city. Levels of all measured pollutants are currently below their respective national air quality objectives levels.

F. Biodiversity Monitoring

3.56 In 2019 both Councils declared biodiversity emergencies. 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 adversely 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.

3.57 The Greater Cambridge Shared Planning service consulted on a draft Biodiversity Supplementary Planning Document in summer 2021. The aim of the document is to provide accessible, accurate and up-to-date guidance on the planning regulations surrounding biodiversity. If adopted, the Biodiversity Supplementary Planning Document will become a material planning consideration in determining planning applications in both Council areas.

3.58 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.

- 3.59 **Development in locations of environmental importance:** During the 2020/2021 monitoring year in South Cambridgeshire, the boundary of Gamlingay Heath Plantation County Wildlife Site was adjusted to remove an area of 0.1ha on the eastern side subject to an approved planning application related to an adjacent property. The officer report noted that ecological assessments had been undertaken and the proposal was considered acceptable by the council's Ecology Officer subject to condition. The report explains that although part of the site was within the County Wildlife Site, there were no designated features within the site which contribute to its ecological value as the site is laid to lawn as a domestic garden. A new road/track was created within Wimpole Park County Wildlife Site associated with the creation of a new car park just outside the County Wildlife Site. During 2020-2021 in Cambridge City, the northern end of Barnwell Pit City Wildlife Site was significantly affected by the Chisholm Trail Newmarket Road underpass compound and preparatory works for a new cycle themed café. The majority of the terrestrial habitat within the site has now been lost. The Chisholm Trail cycle route construction has also continued to affect some other City Wildlife Sites (Barnwell Junction Pastures, Barnwell Junction Disused Railway and Ditton Meadows). The officer report for the Chisholm Trail planning application (C/5007/16) explained that although there would be habitat loss as part of the works, new habitat would be created which would lead to no overall loss of biodiversity as part of the development.

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

(i) Recreational facilities, Open Space and Green Belt

- 3.60 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.
- 3.61 The Recreation and Open Space Study was published by South Cambridgeshire District Council in July 2013. It investigates the 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). 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.

- 3.62 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.
- 3.63 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 NPPF) in the Cambridge Green Belt (see South Cambridgeshire Local Plan (2018) Policy S/4 and Cambridge Local Plan (2018) Policy 4). In South Cambridgeshire, during 2020-2021, there was one development granted permission within the Green Belt that was considered to be inappropriate. The permission relates to the remediation and redevelopment of the Former Wastewater Treatment Facility at Hauxton. Whilst the application (S/2184/16/OL) was considered by the Planning Committee in 2018, approval was subject to a Section 106 legal agreement which was finalised in January 2021. The site lies wholly within the Green Belt and due to the scale of buildings proposed and their position on the site, the development was considered to be inappropriate by definition; however, because of the benefits of the scheme in terms of the remediation of the pollution on site and landscaping and ecological enhancements provided by the redevelopment, it was concluded that very special circumstances exist to

grant permission in this case. In Cambridge there were no inappropriate developments in the Green Belt granted permission during 2020-2021.

- 3.64 Alongside this, South Cambridgeshire District Council is also committed to protecting Important Countryside Frontages, Protected Village Amenity Areas and Local Green Spaces. Policy NH/13 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will be refused if it would compromise the purpose of an Important Countryside Frontage, 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. In 2020-2021 three developments were completed adjacent to Important Countryside Frontages. One of these, the change of use and conversion of the former church hall in Duxford, comprised only minimal external alterations to the existing building. The other two developments at Hauxton (new village hall) and Shingay Cum Wendy (former Monkfield Nutrition site) were considered to be acceptable in terms of their impact upon the setting and visual amenities of each village, in accordance with Policy NH/13.
- 3.65 Policy NH/11 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will not be permitted in or adjacent to a Protected Village Amenity Area (PVAA) if it would have an adverse impact on the character, amenity, tranquillity or function of the village. There were three developments completed within or partly within a designated PVAA during 2020-2021. Each of these developments were considered to be compatible with their locations and to accord with the requirements of Policy NH/11. Eight developments were completed adjacent to a PVAA during the monitoring year. In one case at Green End Industrial Estate, Gamlingay, the site formed part of a mixed use allocation under Policy H/1(f) of the Local Plan and provided an opportunity to enhance the setting of the adjacent PVAA. In the other cases, the impact of the new development on the character of the area, including the adjacent PVAA was considered to be acceptable, in accordance with adopted policies.
- 3.66 Policy NH/12 of the South Cambridgeshire Local Plan (2018) states that Local Green Spaces will be protected from development that would adversely impact on their character and particular local significance. In 2020-2021 there were three developments completed adjoining a Local Green Space. In all cases it was considered that the proposed developments would not give rise to any harmful impacts on the character of each LGS.
- 3.67 Policy SC/8 of the South Cambridgeshire Local Plan (2018) seeks to protect recreation areas, allotments and community orchards from being lost through new developments. There were no developments completed in 2020-2021

that resulted in the loss of recreation areas, allotments, or community orchards.

(ii) Community and Leisure Facilities and Local Services

- 3.68 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 as set out in the NPPF. The loss of community and leisure facilities will be resisted unless the facilities can be replaced within a new development or relocated at least at 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 6,831 sqm of D1 (community use) floorspace and a net increase of 1,726 sqm of D2 (recreation and leisure use) floorspace in Cambridge in the 2020-2021 monitoring year.
- 3.69 **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 102 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 public houses as part of the Greater Cambridge Local Plan process. A number of public houses have closed during the Coronavirus pandemic. However, some have taken advantage of social distancing forced closure to refurbish so it is difficult to know which have closed permanently. A new survey in spring 2022 will hopefully be able to distinguish between short and long term closure. The opening of the Cambridge Tap on St Andrews Street does indicate a willingness to invest in public houses in Cambridge. Also, The Five Bells on the Safeguarded Public Houses list re-opened in 2021 after several years of closure. Now known as The Bird or Worm? It is the city's first gaming pub and is further evidence of the Policy 76 supporting the retention of public houses.

H. Retail

- 3.70 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 268 sqm (net) of retail floorspace was completed in South Cambridgeshire in 2020-2021, with a further 51,723 sqm (net) committed at March 2021 through allocations and planning permissions, including provision within the new settlements.

- 3.71 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 NPPF, 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 2,500 sqm or at a lower threshold where the proposal could have a cumulative impact.
- 3.72 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. 24,166 sqm 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 7,729 sqm of retail in the city. There was an overall decrease of 2,803 sqm of retail in Cambridge in 2020-2021. This was due to multiple schemes converting retail space to residential or leisure uses. The largest loss was a result of a student accommodation scheme at 6-18 King Street (17/1497/FUL). However, there is still a further 14,630 sqm (net) retail floorspace committed at March 2021 through allocations and planning permissions.
- 3.73 District Centres are important in providing for the day-to-day needs close to where people live and work. 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. In 2013 only one of the 6 District Centres surveyed met the target of at least 55% of units in A1 use. This had risen to three centres in 2019 but fell back to two centres in 2020 due to an increase in vacant units from the previous year. A new survey is being carried out in January of 2022 and will reflect the new Use Class Order that came into use in 2020.
- 3.74 **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.

- 3.75 There were no significant hotel related completions in Cambridge in 2020-2021. In total there were three completions. Two resulted in a loss of hotel accommodation: changes of use to a residential dwelling and a House in Multiple Occupation (HMO). The third resulted in a change of use of existing staff accommodation at a restaurant to bed and breakfast accommodation. All three applications involved less than 1,000 sqm of hotel (C1) floorspace and the net result was a loss of 738 sqm of hotel floorspace.
- 3.76 There remain substantial commitments including new permissions in the current monitoring year. In total there were commitments for 53,241 sqm of hotel floorspace including 17,690 sqm under construction as of 31 March 2021. The latter emanates from a planning permission (19/0156/FUL) for a 180 room aparthotel (Turing Locke) and 150 room hotel (Hyatt Centric) in Eddington. Both have opened since the close of the monitoring year. Within the existing commitments, two significant hotel developments were approved in the 2020-2021 monitoring year. A Premier Inn has been permitted to the rear of the Grafton Centre (19/0512/FUL) which will deliver 5,834 sqm and 153 bedrooms. An easyHotel has permission on Newmarket Road which will deliver a further 1,779 sqm and 90 bedrooms.

I. Design and Conservation Monitoring

- 3.76 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.
- 3.77 Cambridge has six 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.
- 3.78 The indicator associated with Policy 62 monitors the number of BLIs in Cambridge. 465 buildings are designated as being BLIs in Cambridge and this number has not changed from last year. This figure of 465 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.

- 3.79 Cambridge has 830 listed building entries on the National Heritage List for England. There are 67 which are listed as Grade I. The number of II* is 53, and there are 710 Grade II. This is an increase of one with the addition of a K6 Telephone Kiosk in Trumpington Street. 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 the overall number of buildings is considerably higher. Cambridge has two entries on the Historic England Buildings at Risk register: the Old Cheddars Lane Pumping Station, and the Church of St Andrew the Less on Newmarket Road. This has not changed from the previous year's list.
- 3.80 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 2,695 Listed Buildings in South Cambridgeshire as shown on Historic England's website. This is an increase of two on the previous year's report with the two new listed buildings both being grade II – a cottage in Harston and a barn west of Foxton railway station. Of these 2,695, only nine are on the Historic England Buildings at Risk register, the same number as for last year.
- 3.81 There are 108 Scheduled Monuments and 12 Historic Parks and Gardens in South Cambridgeshire. The district has a total of 85 Conservation Areas. These numbers have not changed over recent years.

J. Transport Monitoring

- 3.82 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council worked together closely on transport issues as they prepared their adopted 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.
- 3.83 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. They have also commenced a refresh of the Local Transport and Connectivity Plan (LTCP).

- 3.84 The Ministry of Housing, Communities and Local Government published a [policy paper on the Oxford-Cambridge Arc](#) in February 2021. A 12 week digital consultation on the [vision for the Spatial Framework](#) was held over the summer of 2021.
- 3.85 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.
- 3.86 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 Greater Cambridge Partnership is considering a range of transport projects to deliver a sustainable transport network for Cambridge and the surrounding network of towns and villages.
- 3.87 The Executive Board of the Greater Cambridge Partnership approved the next stage of the **Cambridge South East transport** project. A Transport and Works Act Order application is planned to be submitted to the Secretary of State for Transport in winter 2021/22. Works began on the A1307 cycling and walking upgrades between the end of the A1307 dual carriageway at Magog Farm Barns to the junctions at Copley Hill Business Park.
- 3.88 The Greater Cambridge Partnership held further engagement on the proposed **Foxton Travel Hub** in September 2021. This explored providing in the region of 500 car parking spaces and 150 cycle parking spaces to encourage people to take the train into Cambridge.
- 3.89 Safety upgrades to the **Downing Street/St Andrew Street junction** were completed in April 2021.
- 3.90 **Histon Road** fully reopened to traffic in Autumn 2021 following the completion of significant upgrades to walking and cycling infrastructure.

- 3.91 The Greater Cambridge Partnership are progressing a proposal for an off-road busway route between **Cambourne and Cambridge**. At the July 2021 meeting the Executive Board approved the Outline Business Case and asked the project team to go ahead with the next stage of the application process: to undertake a full Environmental Impact Assessment.
- 3.92 The Greater Cambridge Partnership City Access project is working to improve public transport and offer people better choices for their journeys. Public consultation was held in Autumn 2021 to understand the public's view on changes to the bus network and reallocation of road space to public transport and active travel.
- 3.93 The Transport and Works Act Order submission for **Cambridge South Station took place in June 2021. An inquiry was held in Autumn/Winter 2021**. Subject to gaining consent, work could start on the station in 2023 with a target of the station opening in 2025.
- 3.94 **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 coronavirus pandemic. In October 2020 East West Rail Co launched a [Community Hub](#) to inform, discuss and consult with residents. A consultation on five preferred routes alignments for the Cambridge to Bedford route ran during Spring/Summer 2021.
- 3.95 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. Highways England submitted a Development Consent Order Application in February 2021 following 2 rounds of public consultation. Examination on the application began in August 2021. Subject to approval, construction is expected to start in 2022-2023.
- 3.96 **England's Economic Heartland (EEH)** are the sub-national transport body for the region covering an area from Swindon to Cambridgeshire and from Northamptonshire to Hertfordshire. EEH published their [Transport Strategy](#) in July 2021.

K. Health, wellbeing, and inclusive communities monitoring

- 3.97 Good health both for individuals and communities is related to a wide range of planning issues including 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 Cambridgeshire Local Plan (2018) includes a number of general wellbeing monitoring indicators.
- 3.98 The latest Public Health data reveals that life expectancy rates for females have been broadly stable in recent years whilst there has been some marginal improvement for males. Life expectancy rates remain higher for females than males locally and nationally whilst life expectancy rates in South Cambridgeshire and Cambridge exceed national levels for both genders (although rates vary within both districts reflecting variations in levels of deprivation). Rates are higher in South Cambridgeshire than Cambridge for both genders. In South Cambridgeshire the life expectancy of a female born during the period 2018-2020 was 85.9 compared with 83.1 for a male. In Cambridge the life expectancy of a female born during the same period was 84.5 compared with 80.9 for a male. In England the equivalent life expectancy rates were 83.1 and 79.4
- 3.99 The percentage of adults who are physically active in Cambridge and South Cambridgeshire is higher than in the East of England. For 2019-2020 the respective figures were 75.0% in Cambridge, 74.9% in South Cambridgeshire and 67.3% in East of England.
- 3.100 Crime rates fell significantly in 2020-2021 compared with the previous year. Previously, crime rates had stabilised after a period of significant increases. Rates in Cambridge remain well above rates in South Cambridgeshire. In 2020-2021 there were 92.9 recorded crimes per 1,000 people in Cambridge and 41.0 recorded crimes per 1,000 people in South Cambridgeshire. The rate in Cambridge is the lowest recorded since 2017-2018 and the rate in South Cambridgeshire is the lowest since 2016-2017.
- 3.101 It is not possible to monitor trends in educational performance currently due to the lack of school exams. However, the latest data is provided in appendix 2.

L. S106/Infrastructure

- 3.102 **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).

- 3.103 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.
- 3.104 In 2020-2021, for developments in Cambridge, a total of £17,198,409 was secured and £3,632,510 was received by both Cambridge City Council and Cambridgeshire County Council. In 2020-2021, for developments in South Cambridgeshire, a total of £14,871,801 was secured and £7,868,799 was received by both South Cambridgeshire District Council and Cambridgeshire County Council. Additional detail is set out in the Infrastructure Funding Statements for [Cambridge City Council](#), [South Cambridgeshire District Council](#) and [Cambridgeshire County Council](#), the tables of data in Appendix 2, and also the Infrastructure Funding Statement included as Appendix 3.