Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report

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GREATER CAMBRIDGE
SHARED PLANNING

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Notes

This report is available to view on the Greater Cambridge Shared Planning website.

Executive Summary

i. This Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report has been prepared to publish the latest Greater Cambridge housing trajectory and position on Five Year Housing Land Supply. Greater Cambridge consists of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council.

ii. On the basis of the information included within this report, the two local planning authorities can demonstrate that they will meet their individual housing requirements for 2011-2031 as set out in the Cambridge Local Plan 2018 (adopted in October 2018) and South Cambridgeshire Local Plan 2018 (adopted in September 2018). Together, as Greater Cambridge, the two planning authorities can demonstrate a five year housing land supply. **The Councils jointly have 6.5 years of housing land supply for the 2022-2027 five year period.**

iii. On the basis of the five year supply calculations in this report and from the date of this report (1 April 2022), policies in the Cambridge and South Cambridgeshire Local Plans are not deemed out of date through the operation of footnote 8 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in July 2021).

1. Introduction

1. To support the Government's objective of significantly boosting the supply of housing, it is important that a sufficient amount of land can come forward where it is needed and that land with planning permission is developed without unnecessary delays. Housing trajectories are used by Councils to demonstrate that anticipated housing delivery will meet or exceed the housing requirement set out in their Local Plan (or Local Development Framework), and also to calculate their five year housing land supply.

2. Through paragraph 74 of the National Planning Policy Framework (NPPF, published in July 2021), the Government requires that all local planning authorities identify sufficient specific deliverable sites to deliver a minimum of five years' worth of housing against their requirement set out in their adopted development plan (or against local housing need where their requirement is more than five years old). Paragraph 74 also sets out a requirement to provide an additional buffer of 5%, 10% or 20% depending on specific circumstances.

3. The approach to considering the five year housing land supply for Greater Cambridge is set out in Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018. The Inspectors that examined both Local Plans confirmed that the five year supply should be calculated on the basis of a joint housing trajectory for Greater Cambridge (which is the term used to describe Cambridge and South Cambridgeshire together) reflecting the joint development strategy across the two Local Plans. The Inspectors' Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, housing 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 land supply and delivery should be considered jointly.

4. The Councils have prepared the Greater Cambridge housing trajectory and their five year supply calculations based on the guidance set out in the NPPF (published in July 2021) and National Planning Practice Guidance (NPPG, updated in July 2019) for housing trajectories and five year supply calculations.

5. The five year housing land supply for 2022-2027 (as set out in this report) should be used when making planning decisions from the date of publication of this report (1 April 2022).

2. Housing Requirements and Housing Completions

6. The Cambridge Local Plan 2018 (adopted in October 2018) requires in Policy 3 that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet the current objectively assessed need, which is an annualised average of 700 dwellings per year. The South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires in Policy S/5 that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031 to meet the current objectively assessed need, which is an annualised average of 975 dwellings per year.

7. The NPPG (updated in July 2019, Paragraph: 014 Reference ID: 68-014-20190722) requires that any assessments of five year housing land supply include total net completions from the base date of the Local Plan, broken down by types of development (for example, affordable housing).

Housing Completions 2011-2021

8. The total net completions by year between 1 April 2011 and 31 March 2021 for Cambridge and South Cambridgeshire are shown in the Greater Cambridge housing trajectory (see Figure 2). However, Figure 1 (below) provides a breakdown of the total net completions by area, monitoring year (1 April to 31 March) and as either market or affordable dwellings.

Figure 1: Total Net Completions by Area, Year and by Market/Affordable Dwellings

(a) Greater Cambridge

Tenure of Dwelling / Year	**2011-2012**	**2012-2013**	**2013-2014**	**2014-2015**	**2015-2016**	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**
Market	816	904	1,378	1,062	1,158	1,175	1,016	1,332	985	1,345
Affordable	228	125	572	526	429	574	847	686	543	362
Total	**1,044**	**1,029**	**1,950**	**1,588**	**1,587**	**1,749**	**1,863**	**2,018**	**1,528**	**1,707**

(b) Cambridge

Tenure of Dwelling / Year	**2011-2012**	**2012-2013**	**2013-2014**	**2014-2015**	**2015-2016**	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**
Market	293	420	903	527	621	745	459	536	275	332
Affordable	60	56	422	197	300	458	667	345	199	51
Total	**353**	**476**	**1,325**	**724**	**921**	**1,203**	**1,126**	**881**	**474**	**383**

(c) South Cambridgeshire

Tenure of Dwelling / Year	**2011-2012**	**2012-2013**	**2013-2014**	**2014-2015**	**2015-2016**	**2016-2017**	**2017-2018**	**2018-2019**	**2019-2020**	**2020-2021**
Market	523	484	475	535	537	430	557	796	710	1,013
Affordable	168	69	150	329	129	116	180	341	344	311
Total	**691**	**553**	**625**	**864**	**666**	**546**	**737**	**1,137**	**1,054**	**1,324**

Housing Completions 2021-2022

9. At the time of preparing this report, the Councils do not know the actual total housing completions for 2021-2022 and will only know this later in 2022, once the results of a comprehensive survey of all extant planning permissions has been undertaken in spring 2022. Figure 2 in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (published in April 2021) anticipated that in 2021-2022 there would be 762 dwellings completed in Cambridge and 1,609 dwellings completed in South Cambridgeshire, giving an overall total of 2,371 dwellings anticipated to be completed in Greater Cambridge.

10. As the calculations for the five year period 2022-2027 (that are set out in this report) will take into account anticipated completions for 2021-2022, the Councils do need to consider what dwellings they know have been completed between 1 April 2021 and 31 March 2022, and also make assumptions on what other dwellings will be completed before 31 March 2022.

11. Both the housing trajectory (Figure 2) and the commentary on each site (as set out in Appendix C) therefore record the actual number of dwellings completed between 1 April 2021 and 31 March 2022 where this is known or record the anticipated number of dwellings that will be completed between 1 April 2021 and 31 March 2022 based on various sources of information. Officers are aware of progress on sites from their local knowledge, and therefore where officers know that a development has been completed this information is recorded. For the other sites of 10 or more dwellings with extant detailed planning permissions such that dwellings could be completed in 2021-2022, as part of preparing the housing trajectory officers have asked the developer, housebuilder, landowner or agent for each of these sites for information on actual completions to 31 December 2021 and anticipated completions between 1 January and 31 March 2022. Where the housebuilder, developer, landowner or agent has not provided a response, officers have estimated the number of completions at February 2022 based on Council Tax records, site visits (where this has been possible in line with Government guidelines relating to the coronavirus pandemic), and the dwellings showing on the Councils' current version of Ordnance Survey mastermap. The housing trajectory (see Figure 2) therefore records the anticipated completions for 2021-2022 on each of these sites based on the information gathered.

12. For some sites of 10 or more dwellings, the Councils' annual survey records dwellings as completed at slightly different times from when the housebuilder or developer considers the dwelling to be completed. This is because there are a number of alternative definitions of a completed dwelling used by the Councils for monitoring, Building Control or Council Tax purposes, and also by the

housebuilding industry and in conveyancing, which are all slightly different and vary from being build complete to ready for occupation to being occupied. These differing definitions mean that the Council may have recorded more dwellings as completed at 31 March 2021 than recorded by the housebuilder, developer, landowner or agent, and therefore the number of dwellings recorded as completed between 1 April and 31 December 2021 by the housebuilder, developer, landowner or agent may include dwellings already counted by the Councils. Officers have been aware of these varying definitions as they have carried out the process of estimating the anticipated number of completions for 2021-2022, and any subsequent years, and have recorded how they have reconciled any differences in the anticipated dwellings completed in the commentary for each site (as set out in Appendix C).

13. The reconciliation undertaken by officers means that dwellings are not double counted and the differences in the definitions simply mean that the Councils and the housebuilder / developer / agent / landowner have counted the completed dwelling as an actual completion at 31 March 2021 rather than actual completion in 2021-2022 or as an anticipated completion in 2021-2022 rather than within the five year period (2022-2027). As all of these years are taken into account in the five year supply calculations, this issue does not have any material effect on the calculations because it simply relates to where completions fall within the initial years of the five year period rather than whether they will be recorded as completions within five years.

14. The Authority Monitoring Report 2021-2022 for Greater Cambridge will include the actual housing completions information for 2021-2022.

3. Approach to Preparing the Greater Cambridge Housing Trajectory and Five Year Supply

Requirements set out in National Planning Policy and Practice Guidance

15. The government through the NPPF (published in July 2021, paragraph 74) requires that all local planning authorities identify sufficient specific deliverable sites to deliver a minimum of five years' worth of housing against their housing requirement. It provides (in the glossary) the following definition of deliverable:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

16. The NPPG (updated in July 2019, Paragraph: 007 Reference ID: 68-007-20190722) states that in order to demonstrate five years' worth of deliverable housing sites, local planning authorities will need robust up to date evidence, and it advises that evidence to demonstrate deliverability may include:

- current planning status, for example on larger sites with an outline or hybrid planning permission, how much progress has been made towards approving reserved matters planning applications or a linked planning performance agreement with timescales for approval of reserved matters planning application(s) and discharge of conditions;
- firm progress towards the submission of a planning application, for example a written agreement between the Council and developer(s) which confirms the developer(s) delivery intentions and anticipated start and build out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision.

17. The NPPF (published in July 2021, in the glossary) provides the following definition of developable:

"To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged."

18. The NPPG (updated in July 2019, Paragraph: 014 Reference ID: 68-014-20190722) requires that any assessments of five year housing land supply include:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year, and where delivery has either exceeded or not progressed as expected a commentary indicating the reasons for this or the effects on build out rates;
- for small sites, details of their current planning status and a record of the number of homes completed and under construction by site;
- details of demolitions and planned demolitions; and
- for sites with outline planning permission or allocated in adopted Local Plans, and where included in the five year supply, information and clear evidence that there will be housing completions on site within five years, including current planning status, timescales and progress towards detailed planning permission.

19. The Housing Flows Reconciliation Form is used by local authorities to submit their housing completions data to Government on an annual basis. The Housing Flows Reconciliation Form User Guide (July 2021) defines a dwelling as:

"A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling."

Process undertaken by Cambridge City Council and South Cambridgeshire District Council

20. The Councils have prepared the Greater Cambridge housing trajectory and their five year supply calculations based on the guidance set out in the NPPF (published in July 2021) and NPPG (updated in July 2019) for housing trajectories and five year supply calculations.

21. The Greater Cambridge housing trajectory sets out anticipated annual net dwelling completions from new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2021 for:

- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;
- developments on unallocated sites of 10 dwellings or more with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
- developments on unallocated sites of 9 dwellings or less with outline, reserved matters or full planning permission, prior approval permission for changes of use, or a permission in principle; and
- other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

The housing trajectory also records actual annual net dwelling completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2021 from new builds, conversions, changes of use and demolitions.

22. The Councils have included within both the actual dwelling completions to 31 March 2021 and the anticipated dwelling completions from 1 April 2022 any dwellings that are self-contained and do not have their occupancy restricted to short term lets by a condition on the planning permission, but irrespective of whether their planning Use Class is C3 (dwellings), C2 (residential accommodation for students or older people), C4 (small House in Multiple Occupation) or sui generis (for a large House in Multiple Occupation). This is consistent with the guidance set out in the Housing Flows Reconciliation Form User Guide (July 2021). This means that self-contained holiday accommodation and serviced apartments are excluded, as their occupancy is restricted to short term lets. However, self-contained houses or flats within a retirement village or specifically for the over 55s, self-contained student flats either on or off campus, or Houses in Multiple Occupation are all included. Each self-contained unit is counted as one dwelling.

23. The Greater Cambridge housing trajectory includes individual delivery timetables for each of the adopted allocations and developments on unallocated sites of 10 dwellings or more. For developments on unallocated sites of 9 dwellings or less and the windfall allowance, the Greater Cambridge housing trajectory includes an overall total of anticipated annual net completions from these sources.

24. The delivery timetable and anticipated annual net completions for each of the sites in the housing trajectory have been gathered from a number of sources, depending on the planning status of the site and its size. The definition of deliverable in the glossary of the of NPPF (published in July 2021) makes a distinction between the information required to demonstrate the deliverability of sites of different size and planning status, and therefore the Councils' approach to gathering evidence to demonstrate deliverability of each site has been made based on its size and planning status in accordance with the NPPF. The

following paragraphs explain the methodology used to assess the deliverability and / or developability for each of the different types and sizes of sites.

25. For all **allocations in the Councils' adopted Local Plans and Area Action Plans**, and all developments on **unallocated sites of 10 dwellings or more with planning permission or a resolution to grant planning permission** by either of the Councils' planning committees, an email was sent in January or February 2022 to the housebuilder, developer, landowner or agent for the site. A copy of the template email text is included in Appendix B, and the list of questions sent to each site is included in Appendix D along with the responses received. The email sent asked the housebuilder, developer, landowner or agent about progress being made towards the delivery of their site, and in particular what their current anticipated delivery timetable and build out rates are.

26. For developments on **unallocated sites of 9 dwellings or less with planning permission**, it is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent. Therefore, the Councils' have developed typical assumptions for the delivery of these sites in terms of lapse rates and build out patterns. These typical assumptions are summarised in Appendix A. Commentary on the specific figures for developments on unallocated sites of 9 dwellings or less with planning permission included in the Greater Cambridge housing trajectory is set out in Appendix C.

27. For other unidentified windfall developments that are anticipated to come forward (known as the **windfall allowance**), the Councils' evidence for the inclusion of these unidentified sites in the housing trajectory is set out in the Housing Delivery Study for Greater Cambridge (October 2021) and is summarised in Appendix A. Commentary on the specific figures for the windfall allowance included in the Greater Cambridge housing trajectory is set out in Appendix C.

28. The Councils have assessed the deliverability and / or developability of each site taking account of the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), and using the following as evidence:
    - information on the current planning status of the site – allocated, outline planning permission, detailed planning permission, or resolution to grant planning permission;
    - a response from the developer, housebuilder, landowner or agent setting out some or all of the following: anticipated start on site, anticipated first housing completions, anticipated annual housing completions for the duration of the build, anticipated dates for planning applications being submitted or planning permissions being approved, and / or constraints and market or cost factors that have the potential to delay delivery of the development;

- the date of the submission or approval of planning applications, including full or reserved matters planning applications;
- progress towards the discharge of planning conditions;
- data collected in the annual survey of extant planning permissions carried out in spring 2021 that records whether a site is under construction or not started, and the number of dwellings on each site that are completed, under construction or not started;
- information known by the Council(s) regarding the delivery of the site as a result of working with the developer, housebuilder, landowner or agent through the pre-application or planning application processes;
- site ownership details, for example whether the site is in the ownership of a housebuilder or developer;
- information on whether pre-application discussions have been undertaken;
- whether a planning performance agreement is in place for the site and the terms of that agreement; and
- the Councils' typical assumptions for lead-in times, build-out rates, build-out patterns and lapse rates that are summarised in Appendix A.

29. The Councils have not solely relied on the information provided by the developer, agent, landowner or housebuilder in their response to assess the deliverability and / or developability of a site. Where no response has been received, the Councils have assessed the deliverability and / or developability of the site based on data gathered from the other sources of information. Where the Councils have taken a different approach to the delivery timetable or build out rate for a site to that suggested by the landowner, developer, housebuilder or agent, the Councils have made this clear in the commentary (see Appendix C) that accompanies each site included in the Greater Cambridge housing trajectory.

30. Overall, the Councils have taken a robust approach to assessing the deliverability and / or developability of each of the sites in the Greater Cambridge housing trajectory, using evidence from a number of sources, and in some cases have taken a more cautious approach in terms of the delivery timetable or delivery rate for a site than that suggested by the landowner, developer, housebuilder or agent in their response.

31. The Councils' Brownfield Registers include brownfield sites either allocated or with planning permission. Therefore, the Councils' Brownfield Registers do not include any additional sites to those already considered for the Greater Cambridge housing trajectory.

4. Greater Cambridge Housing Trajectory and Five Year Supply Calculations

Greater Cambridge Housing Trajectory

32. The Greater Cambridge housing trajectory is set out in Figure 2 (below) and commentary on each site in the Greater Cambridge housing trajectory including an assessment of its deliverability and / or developability is included in Appendix C.

33. The Greater Cambridge housing trajectory sets out anticipated annual net dwelling completions from new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2021 to 31 March 2041 for:
    - adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;
    - developments on unallocated sites of 10 dwellings or more with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
    - developments on unallocated sites of 9 dwellings or less with outline, reserved matters or full planning permission, prior approval permission for changes of use, or permission in principle; and
    - other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).

    The housing trajectory also records actual annual net dwelling completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2021 from new builds, conversions, changes of use and demolitions.

34. This Greater Cambridge housing trajectory does not include anticipated annual net dwelling completions from proposed allocations as set out in the Greater Cambridge Local Plan – First Proposals, except where they are adopted allocations in the Cambridge Local Plan 2018, in the South Cambridgeshire Local Plan 2018 or within an adopted Area Action Plan. The Greater Cambridge Local Plan is at an early stage of preparation and has not yet reached being submitted to the Secretary of State for examination. This housing trajectory also does not include anticipated annual net dwelling completions from sites within the Proposed Submission North East Cambridge Area Action Plan (AAP) area, except where they are adopted allocations in the Cambridge Local Plan 2018. The North East Cambridge AAP has also not yet reached being submitted to the Secretary of State for examination.

Figure 2: Greater Cambridge Housing Trajectory

[see Tables on the following pages]

Notes:

- The number of dwellings completed in 2011/2012 to 2019/2020 has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

- In Table SC6, the sites marked with a * are 'Five Year Supply' sites. These were planning applications that were permitted as a departure from the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officer's assessment of the planning application in a delegation report or planning committee report, or the Inspector's assessment of the planning application in an appeal decision.

Greater Cambridge Housing Trajectory

Actual and Predicted Completions by Location, Type of Site, and Year	For more detail, see:	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total in Plan Period: 2011-2031	Total: 2020-2041	Total in Five Year Supply: 2022-2027
Actual Completions																																		
Cambridge	Table C1a	353	476	1,325	724	921	1,203	1,126	881	474	383	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**7,866**	**383**	**0**
South Cambridgeshire	Table SC1a	691	553	625	864	666	546	737	1,137	1,054	1,324	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**8,197**	**1,324**	**0**
Allocations in Cambridge Urban Area																																		
Cambridge - allocations	Table C2	-	-	-	-	-	-	-	-	-	-	**132**	**428**	**39**	**27**	**85**	**130**	**50**	**128**	**107**	**108**	**50**	**50**	**50**	**50**	**50**	**10**	**0**	**0**	**0**	**21**	**0**	**1,234**	**1,515**	**709**
South Cambridgeshire - allocations	Table SC2	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**155**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**155**	**155**	**155**
Allocations on Cambridge Fringe Sites																																		
Cambridge - allocations	Table C3	-	-	-	-	-	-	-	-	-	-	**78**	**426**	**305**	**404**	**672**	**460**	**379**	**220**	**195**	**195**	**192**	**70**	**70**	**70**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**3,334**	**3,746**	**2,267**
South Cambridgeshire - allocations	Table SC3	-	-	-	-	-	-	-	-	-	-	**104**	**201**	**320**	**408**	**243**	**229**	**358**	**395**	**375**	**345**	**282**	**160**	**150**	**150**	**100**	**0**	**0**	**0**	**0**	**0**	**0**	**2,978**	**3,820**	**1,401**
Allocations of New Settlements																																		
South Cambridgeshire - allocations	Table SC4	-	-	-	-	-	-	-	-	-	-	**192**	**449**	**714**	**749**	**940**	**943**	**899**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**874**	**790**	**790**	**790**	**790**	**10,224**	**7,586**	**16,120**	**3,795**
Allocations in Rural Area																																		
South Cambridgeshire - allocations	Table SC5	-	-	-	-	-	-	-	-	-	-	**101**	**200**	**95**	**125**	**90**	**90**	**90**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**821**	**821**	**600**
Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																																		
Cambridge	Table C4	-	-	-	-	-	-	-	-	-	-	**250**	**236**	**233**	**106**	**83**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**913**	**913**	**663**
South Cambridgeshire	Table SC6	-	-	-	-	-	-	-	-	-	-	**378**	**809**	**553**	**587**	**511**	**235**	**234**	**303**	**244**	**204**	**54**	**4**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,058**	**4,124**	**2,695**
Windfall Allowance																																		
Cambridge	Table C4	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**0**	**0**	**0**	**0**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**740**	**2,590**	**0**
South Cambridgeshire	Table SC6	-	-	-	-	-	-	-	-	-	-	**0**	**0**	**0**	**0**	**0**	**0**	**206**	**196**	**196**	**236**	**236**	**236**	**236**	**236**	**240**	**240**	**240**	**240**	**240**	**240**	**0**	**834**	**3,218**	**0**
Totals		**1,044**	**1,029**	**1,950**	**1,588**	**1,587**	**1,749**	**1,863**	**2,018**	**1,528**	**1,707**	**1,235**	**2,749**	**2,414**	**2,406**	**2,624**	**2,092**	**2,401**	**2,357**	**2,202**	**2,173**	**1,899**	**1,605**	**1,595**	**1,595**	**1,485**	**1,309**	**1,215**	**1,215**	**1,215**	**1,236**	**10,224**	**38,716**	**38,729**	**12,285**
Cambridge	-	353	476	1,325	724	921	1,203	1,126	881	474	383	460	1,090	577	537	840	595	614	533	487	488	427	305	305	305	245	195	185	185	185	206	0	14,087	9,147	3,639
South Cambridgeshire	-	691	553	625	864	666	546	737	1,137	1,054	1,324	775	1,659	1,837	1,869	1,784	1,497	1,787	1,824	1,715	1,685	1,472	1,300	1,290	1,290	1,240	1,114	1,030	1,030	1,030	1,030	10,224	24,629	29,582	8,646

Table C1a: Housing Trajectory for Cambridge - Summary

Actual and Predicted Completions by Site and Year	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2011-2031	Total: 2020-2041	Total in Five Year Supply: 2022-2027
Completions																																	
Actual Completions	353	476	1,325	724	921	1,203	1,126	881	474	383	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,866	383	0
Allocations - Cambridge Urban Area																																	
Cambridge Urban Area	-	-	-	-	-	-	-	-	-	-	132	428	39	27	85	130	50	128	107	108	50	50	50	50	50	10	0	0	0	21	0	1,234	1,515	709
Allocations - Cambridge Fringe Sites																																	
North-West Cambridge (University Site)	-	-	-	-	-	-	-	-	-	-	0	186	0	14	170	50	125	125	125	125	122	0	0	0	0	0	0	0	0	0	0	920	1,042	420
NIAB	-	-	-	-	-	-	-	-	-	-	24	195	229	220	242	270	164	25	0	0	0	0	0	0	0	0	0	0	0	0	0	1,369	1,369	1,156
Cambridge East - north of Cherry Hinton	-	-	-	-	-	-	-	-	-	-	0	0	0	50	100	60	70	70	70	70	70	70	70	70	10	0	0	0	0	0	0	490	780	210
Trumpington Meadows (Cambridge Southern Fringe)	-	-	-	-	-	-	-	-	-	-	2	45	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	73	71
Clay Farm	-	-	-	-	-	-	-	-	-	-	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	52	0
Land north of Worts' Causeway	-	-	-	-	-	-	-	-	-	-	0	0	0	20	80	80	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200	180
Land south of Worts' Causeway	-	-	-	-	-	-	-	-	-	-	0	0	50	100	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	230	230	230
Unallocated Sites																																	
Unallocated Sites with Planning Permission	-	-	-	-	-	-	-	-	-	-	250	254	214	77	83	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	883	883	633
Unallocated Sites with Resolution to Grant Planning Permission	-	-	-	-	-	-	-	-	-	-	0	-18	19	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30
Windfalls																																	
Windfall Allowance	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	185	185	185	185	185	185	185	185	185	185	185	185	185	185	0	740	2,590	0
Totals	**353**	**476**	**1,325**	**724**	**921**	**1,203**	**1,126**	**881**	**474**	**383**	**460**	**1,090**	**577**	**537**	**840**	**595**	**614**	**533**	**487**	**488**	**427**	**305**	**305**	**305**	**245**	**195**	**185**	**185**	**185**	**206**	**0**	**14,087**	**9,147**	**3,639**

Table C1b: Housing Trajectory for Cambridge - Actual and Predicted Completions

Totals	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Actual Completions	353	476	1,325	724	921	1,203	1,126	881	474	383	-	-	-	-	-	-	-	-	-	-	**-**
Predicted Completions	-	-	-	-	-	-	-	-	-	-	460	1,090	577	537	840	595	614	533	487	488	**-**
Cumulative Completions	353	829	2,154	2,878	3,799	5,002	6,128	7,009	7,483	7,866	8,326	9,416	9,993	10,530	11,370	11,965	12,579	13,112	13,599	14,087	**14,087**
Annualised Housing Target over Plan Period	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	**14,000**
Annualised Housing Target taking Account of Actual / Predicted Completions	718	732	697	695	680	643	606	583	592	613	630	573	572	578	526	509	474	444	401	-87	**-**
Comparison of Actual / Predicted Completions against Annualised Housing Target	-347	-224	625	24	221	503	426	181	-226	-317	-240	390	-123	-163	140	-105	-86	-167	-213	-212	**-**

Table SC1a: Housing Trajectory for South Cambridgeshire - Summary

Actual and Predicted Completions by Site and Year	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2011-2031	Total: 2020-2041	Total in Five Year Supply: 2022-2027
Completions																																	
Actual Completions	691	553	625	864	666	546	737	1,137	1,054	1,324	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,197	1,324	0
Allocations - Cambridge Urban Area																																	
Orchard Park - parcel L2	-	-	-	-	-	-	-	-	-	-	0	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	75	75
Orchard Park - parcel Com 4	-	-	-	-	-	-	-	-	-	-	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80	80
Allocations - Cambridge Fringe Sites																																	
North-West Cambridge (University Site)	-	-	-	-	-	-	-	-	-	-	0	43	150	238	73	0	125	125	125	125	62	0	0	0	0	0	0	0	0	0	1,004	1,066	504
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	50	100	150	150	150	150	150	100	0	0	0	0	0	300	1,000	0
Cambridge East - north of Newmarket Road	-	-	-	-	-	-	-	-	-	-	79	82	170	170	170	169	163	150	80	0	0	0	0	0	0	0	0	0	0	0	1,233	1,233	761
Cambridge East - north of Cherry Hinton	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	60	70	70	70	70	70	10	0	0	0	0	0	0	0	0	340	420	60
Trumpington Meadows (Cambridge Southern Fringe)	-	-	-	-	-	-	-	-	-	-	25	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	101	101	76
Allocations - New Settlements																																	
Northstowe	-	-	-	-	-	-	-	-	-	-	180	249	209	243	340	315	299	300	300	300	300	300	300	300	300	300	300	300	300	3,519	2,735	5,735	1,356
Waterbeach New Town	-	-	-	-	-	-	-	-	-	-	0	23	233	230	214	250	300	300	300	300	300	300	300	300	300	300	300	300	300	5,850	2,150	5,150	950
Bourn Airfield New Village	-	-	-	-	-	-	-	-	-	-	0	0	0	35	160	190	150	150	150	150	150	150	150	150	150	190	190	190	190	855	985	2,645	385
Cambourne West	-	-	-	-	-	-	-	-	-	-	12	177	272	241	226	188	150	150	150	150	150	150	150	150	150	124	0	0	0	0	1,716	2,590	1,104
Allocations - Rural Area																																	
Fulbourn & Ida Darwin Hospitals	-	-	-	-	-	-	-	-	-	-	0	3	40	40	40	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	203	203	163
Papworth West-Central	-	-	-	-	-	-	-	-	-	-	10	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41	31
Dales Manor Business Park, Sawston	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land north of Babraham Road, Sawston	-	-	-	-	-	-	-	-	-	-	57	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128	128	71
Land south of Babraham Road, Sawston	-	-	-	-	-	-	-	-	-	-	0	0	30	50	50	50	50	30	0	0	0	0	0	0	0	0	0	0	0	0	260	260	180
Land west of New Road, Melbourn	-	-	-	-	-	-	-	-	-	-	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0
Green End Industrial Estate, Gamlingay	-	-	-	-	-	-	-	-	-	-	10	55	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	80
East of Rockmill End, Willingham	-	-	-	-	-	-	-	-	-	-	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	0
Land at Bennell Farm, West Street, Comberton	-	-	-	-	-	-	-	-	-	-	14	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	54	40
Histon & Impington Station Area	-	-	-	-	-	-	-	-	-	-	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35
Unallocated Sites																																	
Unallocated Sites with Planning Permission	-	-	-	-	-	-	-	-	-	-	378	809	553	587	511	235	234	303	244	204	54	4	4	4	0	0	0	0	0	0	4,058	4,124	2,695
Unallocated Sites with Resolution to Grant Planning Permission	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfalls																																	
Windfall Allowance	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	206	196	196	236	236	236	236	236	240	240	240	240	240	240	834	3,218	0
Totals	**691**	**553**	**625**	**864**	**666**	**546**	**737**	**1,137**	**1,054**	**1,324**	**775**	**1,659**	**1,837**	**1,869**	**1,784**	**1,497**	**1,787**	**1,824**	**1,715**	**1,685**	**1,472**	**1,300**	**1,290**	**1,290**	**1,240**	**1,114**	**1,030**	**1,030**	**1,030**	**1,030**	**10,224**	**24,629**	**29,582**	**8,646**

Table SC1b: Housing Trajectory for South Cambridgeshire - Actual and Predicted Completions

Totals	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Actual Completions	691	553	625	864	666	546	737	1,137	1,054	1,324	-	-	-	-	-	-	-	-	-	-	**-**
Predicted Completions	-	-	-	-	-	-	-	-	-	-	775	1,659	1,837	1,869	1,784	1,497	1,787	1,824	1,715	1,685	**-**
Cumulative Completions	691	1,244	1,869	2,733	3,399	3,945	4,682	5,819	6,873	8,197	8,972	10,631	12,468	14,337	16,121	17,618	19,405	21,229	22,944	24,629	**24,629**
Annualised Housing Target over Plan Period	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	**19,500**
Annualised Housing Target taking Account of Actual / Predicted Completions	990	1,014	1,037	1,048	1,073	1,111	1,140	1,140	1,148	1,130	1,170	1,109	1,005	861	676	471	32	-865	-3,444	-5,129	**-**
Comparison of Actual / Predicted Completions against Annualised Housing Target	-284	-422	-350	-111	-309	-429	-238	162	79	349	-200	684	862	894	809	522	812	849	740	710	**-**

Table C2: Housing Trajectory for Cambridge - Allocations within Cambridge Urban Area

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
The Paddocks Trading Estate, Cherry Hinton Road	Cambridge Local Plan 2018 - Site R7 (123 dwellings)	2.79	**123**	**0**	**123**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
379-381 Milton Road	Cambridge Local Plan 2018 - Site M1 (95 dwellings)	2.41	**95**	**0**	**95**	**0**	**0**	**0**	**0**	**0**	**95**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**95**	**95**	**95**
BT telephone exchange and car park, Long Road	Cambridge Local Plan 2018 - Site R14 (76 dwellings)	2.01	**76**	**0**	**76**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Willowcroft, Histon Road	Cambridge Local Plan 2018 - Site R2 (78 dwellings), 14/1254/FUL (15 dwellings following demolition of existing buildings) and 15/1369/FUL & 17/0412/S73 (21 dwellings following demolition of industrial building)	1.61	**77**	**14**	**63**	**0**	**21**	**0**	**0**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**63**	**63**	**63**
Travis Perkins, Devonshire Road	Cambridge Local Plan 2018 - Site R9 (43 dwellings)	1.23	**43**	**0**	**43**	**0**	**0**	**0**	**0**	**43**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**43**	**43**	**43**
Police Station, Parkside	Cambridge Local Plan 2018 - Site M4 (50 dwellings)	0.48	**50**	**0**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**0**
Ridgeons, Cromwell Road	Cambridge Local Plan 2018 - Site R12 (245 dwellings), 16/1904/OUT (up to 245 dwellings) and 19/0288/FUL (295 dwellings)	3.25	**295**	**29**	**266**	**52**	**189**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**266**	**266**	**214**
Henry Giles House, Chesterton Road	Cambridge Local Plan 2018 - Site R4 (48 dwellings)	0.77	**48**	**0**	**48**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**	**0**
295 Histon Road	Cambridge Local Plan 2018 - Site R1 (32 dwellings), 15/0519/OUT (demolition of 1 dwelling and 27 new dwellings) and 19/0718/REM (demolition of 1 dwelling and 27 new dwellings)	0.71	**26**	**-1**	**27**	**0**	**27**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**27**	**27**	**27**
Betjeman House, Hills Road	Cambridge Local Plan 2018 - Policy 21 / Site M44 (156 dwellings) and 06/0552/FUL (156 dwellings)	0.77	**156**	**0**	**156**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Station Area - Pink Phase (Station Road West)	Cambridge Local Plan 2018 - Policy 21 / Site M14 (mix of uses including residential), 08/0266/OUT (up to 331 dwellings), 13/1034/REM (Blocks C1, C2, D1 & F1, 137 dwellings) and 15/1759/FUL (Blocks I1 & K1, 89 dwellings)	1.29	**226**	**137**	**89**	**24**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**89**	**89**	**65**
Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk	Cambridge Local Plan 2018 - Site R5 (35 dwellings) and 21/01151/FUL (pending, 14 dwellings)	0.86	**35**	**0**	**35**	**0**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**21**	**0**	**14**	**35**	**14**
149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	Cambridge Local Plan 2018 - Site R8 (33 dwellings)	0.75	**33**	**0**	**33**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Mill Road Depot, Mill Road	Cambridge Local Plan 2018 - Site R10 (167 dwellings), 17/2245/FUL (182 dwellings), 18/1947/S73 (additional 4 dwellings) and 19/0175/FUL (50 dwellings)	2.69	**236**	**54**	**182**	**56**	**126**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**182**	**182**	**126**
Horizon Resource Centre, 285 Coldham's Lane	Cambridge Local Plan 2018 - Site R11 (40 dwellings)	0.82	**40**	**0**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**	**40**	**0**
Cambridge Professional Development Centre, Foster Road	Cambridge Local Plan 2018 - Site R16 (67 dwellings)	1.49	**67**	**0**	**67**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**37**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**67**	**67**	**0**
Clifton Road Area	Cambridge Local Plan 2018 - Policy 21 / Site M2 (maximum capacity of 550 dwellings)	9.40	**550**	**0**	**550**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**10**	**0**	**0**	**0**	**0**	**0**	**100**	**360**	**0**
82-88 Hills Road and 57-63 Bateman Street	Cambridge Local Plan 2018 - Site M5 (20 dwellings)	0.50	**20**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**20**	**0**
636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	Cambridge Local Plan 2018 - Site R6 (75 dwellings)	1.01	**75**	**0**	**75**	**0**	**0**	**0**	**-12**	**0**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**23**	**23**	**23**
315-349 Mill Road and Brookfields	Cambridge Local Plan 2018 - Site R21 (78 dwellings)	2.92	**78**	**0**	**78**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**78**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**78**	**78**	**0**
Grange Farm, off Wilberforce Road	Cambridge Local Plan 2018 - Site U3 (120 student units) and 21/02052/FUL (demolition of dwelling and new college accommodation)	1.87	**39**	**0**	**39**	**0**	**0**	**0**	**39**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**39**	**39**	**39**
Total - Allocations within Cambridge Urban Area			**2,388**	**233**	**2,155**	**132**	**428**	**39**	**27**	**85**	**130**	**50**	**128**	**107**	**108**	**50**	**50**	**50**	**50**	**50**	**10**	**0**	**0**	**0**	**21**	**0**	**1,234**	**1,515**	**709**

Table SC2: Housing Trajectory for South Cambridgeshire - Allocations within Cambridge Urban Area

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
Orchard Park - parcel L2	South Cambridgeshire Local Plan 2018 - Policy SS/1 and 20/03802/FUL (75 dwellings)	0.29	**75**	**0**	**75**	**0**	**0**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**	**75**
Orchard Park - parcel Com4	South Cambridgeshire Local Plan 2018 - Policy SS/1 and S/4191/19/FL (80 dwellings)	1.08	**80**	**0**	**80**	**0**	**0**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**	**80**	**80**
Total - Allocations within Cambridge Urban Area			**155**	**0**	**155**	**0**	**0**	**155**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**155**	**155**	**155**

Table C3: Housing Trajectory for Cambridge - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
North-West Cambridge (Eddington) - Lot 1	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1748/REM (117 dwellings)	2.71	**117**	**117**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lot 2	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 14/1722/REM (264 dwellings)	1.87	**264**	**264**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lot 3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 13/1827/REM (232 dwellings)	1.63	**232**	**232**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lot 8	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 14/0109/REM (73 dwellings)	0.59	**73**	**73**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 15/1663/REM (121 dwellings)	3.82	**121**	**121**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
North-West Cambridge (Eddington) - Lot S3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 18/1195/REM (186 dwellings)	0.93	**186**	**0**	**186**	**0**	**186**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**186**	**186**	**186**
North-West Cambridge (Eddington) - Lot M3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) and 17/0285/REM (106 dwellings)	1.26	**106**	**0**	**106**	**0**	**0**	**0**	**0**	**106**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**106**	**106**	**106**
North-West Cambridge (Eddington) - Future Lots, including M4 & M5	North West Cambridge AAP (approximately 3,000 dwellings) and 11/1114/OUT (up to 3,000 dwellings)	74.38	**750**	**0**	**750**	**0**	**0**	**0**	**14**	**64**	**50**	**125**	**125**	**125**	**125**	**122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**628**	**750**	**128**
Total - North West Cambridge (University Site)			**1,849**	**807**	**1,042**	**0**	**186**	**0**	**14**	**170**	**50**	**125**	**125**	**125**	**125**	**122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**920**	**1,042**	**420**
NIAB Main (Darwin Green) - Parcel BDW1	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 16/0208/REM (173 dwellings)	3.27	**173**	**173**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
NIAB Main (Darwin Green) - Local Centre	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 15/1670/REM (114 dwellings)	1.33	**114**	**31**	**83**	**24**	**59**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**83**	**83**	**59**
NIAB Main (Darwin Green) - Parcels BDW5 & BDW6	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/03619/REM (410 dwellings)	12.26	**410**	**0**	**410**	**0**	**35**	**70**	**70**	**70**	**70**	**70**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**410**	**410**	**315**
NIAB Main (Darwin Green) - Parcel BDW2	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/04431/REM (pending, 323 dwellings)	8.16	**323**	**0**	**323**	**0**	**101**	**100**	**100**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**323**	**323**	**323**
NIAB Main (Darwin Green) - Parcel BDW3	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/05434/REM (pending, 210 dwellings)	5.42	**210**	**0**	**210**	**0**	**0**	**0**	**0**	**50**	**100**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**210**	**210**	**150**
NIAB Main (Darwin Green) - Parcel BDW4	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings) and 21/05433/REM (pending, 351 dwellings)	4.85	**351**	**0**	**351**	**0**	**0**	**59**	**50**	**100**	**100**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**343**	**343**	**309**
Total - NIAB (Darwin Green)			**1,581**	**204**	**1,377**	**24**	**195**	**229**	**220**	**242**	**270**	**164**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,369**	**1,369**	**1,156**
Cambridge East - Land North of Cherry Hinton	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings) & 18/0481/OUT (maximum of 1,200 dwellings)	55.99	**780**	**0**	**780**	**0**	**0**	**0**	**50**	**100**	**60**	**70**	**70**	**70**	**70**	**70**	**70**	**70**	**70**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**490**	**780**	**210**
Total - Cambridge East			**780**	**0**	**780**	**0**	**0**	**0**	**50**	**100**	**60**	**70**	**70**	**70**	**70**	**70**	**70**	**70**	**70**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**490**	**780**	**210**
Trumpington Meadows - Lots 1-5	Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings), 11/0073/REM (163 dwellings) and 11/0075/REM (161 dwellings)	8.49	**324**	**316**	**8**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**8**
Trumpington Meadows - Lot 6	Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings) and 14/0348/REM (39 dwellings)	1.40	**39**	**39**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Trumpington Meadows - Lot 7	Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings) and 14/0624/REM (86 dwellings)	2.27	**86**	**86**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Trumpington Meadows - Lot 8	Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings) and 14/2109/REM (36 dwellings, of which 11 dwellings in Cambridge)	1.12	**11**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Trumpington Meadows - Riverside	Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings) and 16/1488/REM (122 dwellings, of which 42 dwellings in Cambridge)	0.70	**42**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Trumpington Meadows - Lots 10 & 11	Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings) and 16/1769/REM (65 dwellings)	1.70	**65**	**0**	**65**	**2**	**45**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**65**	**65**	**63**
Total - Trumpington Meadows (Cambridge Southern Fringe)			**567**	**494**	**73**	**2**	**45**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**73**	**73**	**71**

Table C3: Housing Trajectory for Cambridge - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
Clay Farm (Parcels 1A, 3 & 4, Crest Nicholson)	Cambridge Local Plan 2018 - Policy 18 / Site R42a (2,250 dwellings), 07/0620/OUT (up to 2,300 dwellings) and 12/0867/REM (274 dwellings)	6.09	**274**	**274**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Clay Farm (Parcels 1B, 2, 5-7, 8A, 8B, 10-11, 12A, 12C, 13A, 13B, 14A & 14B, Countryside Properties)	Cambridge Local Plan 2018 - Policy 18 / Site R42a (2,250 dwellings), 07/0620/OUT (up to 2,300 dwellings), 10/1296/REM (306 dwellings), 12/0794/REM (229 dwellings), 13/0705/FUL (2 dwellings), 14/0520/REM (136 dwellings, 7 dwellings replaced by 15/2397/REM), 14/1736/REM (165 dwellings), 15/0844/REM (251 dwellings, 50 dwellings replaced by 16/2208/REM), 15/2397/REM (11 dwellings), 16/2208/REM (67 dwellings) and 19/0553/FUL (2 dwellings)	23.12	**1,112**	**1,060**	**52**	**52**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**52**	**0**
Clay Farm (Parcels 9A & 9B, CALA Homes)	Cambridge Local Plan 2018 - Policy 18 / Site R42a (2,250 dwellings), 07/0620/OUT (up to 2,300 dwellings) and 15/1002/REM (49 dwellings)	1.39	**49**	**49**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Clay Farm (Parcels 15-18, Bovis Homes)	Cambridge Local Plan 2018 - Policy 18 / Site R42a (2,250 dwellings), 07/0620/OUT (up to 2,300 dwellings), 12/0754/REM (102 dwellings) and 13/0751/REM (295 dwellings)	10.16	**397**	**397**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Clay Farm (Parcels 19-20, Skanska)	Cambridge Local Plan 2018 - Policy 18 / Site R42a (2,250 dwellings), 07/0620/OUT (up to 2,300 dwellings) and 11/0698/REM (128 dwellings)	2.83	**128**	**128**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Clay Farm (Parcel 21 and Community Centre, Cambridge City Council and Hill Residential)	Cambridge Local Plan 2018 - Policy 18 / Site R42a (2,250 dwellings), 07/0620/OUT (up to 2,300 dwellings), 14/0093/REM (20 dwellings) and 14/1201/REM (208 dwellings)	3.10	**228**	**228**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total - Clay Farm			**2,188**	**2,136**	**52**	**52**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**52**	**0**
Land north of Worts' Causeway	Cambridge Local Plan 2018 - Policy 27 / Site GB1 (200 dwellings) and 20/01972/OUT (up to 200 dwellings)	7.81	**200**	**0**	**200**	**0**	**0**	**0**	**20**	**80**	**80**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**200**	**180**
Land south of Worts' Causeway	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings) and 19/1168/OUT (up to 230 dwellings)	7.71	**230**	**0**	**230**	**0**	**0**	**50**	**100**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**230**	**230**	**230**
Total - Allocations on Cambridge Fringe			**7,395**	**3,641**	**3,754**	**78**	**426**	**305**	**404**	**672**	**460**	**379**	**220**	**195**	**195**	**192**	**70**	**70**	**70**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**3,334**	**3,746**	**2,267**

Table SC3: Housing Trajectory for South Cambridgeshire - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
North-West Cambridge (Eddington) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings), S/2219/15/RM (240 dwellings, of which 119 dwellings in South Cambridgeshire, however, 10 dwellings replaced by S/2766/19/RM, 1 dwelling replaced by 20/01762/REM, and 2 dwellings replaced by 20/01549/REM), S/2766/19/RM (9 dwellings), 20/01762/REM (5 dwellings) and 20/01549/REM (8 dwellings)	2.41	**128**	**85**	**43**	**0**	**43**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**43**	**43**	**43**
North-West Cambridge (Eddington) - Future Lots, including Lots S1 & S2 and Lot 4	North West Cambridge AAP (approximately 3,000 dwellings) and S/1886/11 (up to 3,000 dwellings)	91.53	**1,023**	**0**	**1,023**	**0**	**0**	**150**	**238**	**73**	**0**	**125**	**125**	**125**	**125**	**62**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**961**	**1,023**	**461**
Total - North West Cambridge (University Site)			**1,151**	**85**	**1,066**	**0**	**43**	**150**	**238**	**73**	**0**	**125**	**125**	**125**	**125**	**62**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,004**	**1,066**	**504**
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	South Cambridgeshire Local Plan 2018 - Policy SS/2 (approximately 1,000 dwellings)	30.96	**1,000**	**0**	**1,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**100**	**150**	**150**	**150**	**150**	**150**	**100**	**0**	**0**	**0**	**0**	**0**	**0**	**300**	**1,000**	**0**
Total - Land between Huntingdon Road, Histon Road & A14			**1,000**	**0**	**1,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**100**	**150**	**150**	**150**	**150**	**150**	**100**	**0**	**0**	**0**	**0**	**0**	**0**	**300**	**1,000**	**0**
Cambridge East - north of Newmarket Road: Marleigh, Phase 1a	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings) and S/1096/19/RM (239 dwellings)	4.84	**239**	**67**	**172**	**73**	**20**	**20**	**20**	**20**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**172**	**172**	**99**
Cambridge East - north of Newmarket Road: Marleigh, Phase 1b	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings) and 20/02569/REM (308 dwellings)	24.65	**308**	**0**	**308**	**6**	**55**	**55**	**55**	**55**	**60**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**308**	**308**	**280**
Cambridge East - north of Newmarket Road: Marleigh, Phase 2	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings) and 21/02450/REM (421 dwellings)	5.37	**421**	**0**	**421**	**0**	**7**	**95**	**95**	**95**	**90**	**39**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**421**	**421**	**382**
Cambridge East - north of Newmarket Road: Marleigh, remaining phase(s)	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings) and S/2682/13/OL (up to 1,300 dwellings)	30.10	**332**	**0**	**332**	**0**	**0**	**0**	**0**	**0**	**0**	**102**	**150**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**332**	**332**	**0**
Total - Cambridge East - north of Newmarket Road: Marleigh			**1,300**	**67**	**1,233**	**79**	**82**	**170**	**170**	**170**	**169**	**163**	**150**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,233**	**1,233**	**761**
Cambridge East - north of Cherry Hinton	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings) and S/1231/18/OL (maximum of 1,200 dwellings)	15.93	**420**	**0**	**420**	**0**	**0**	**0**	**0**	**0**	**60**	**70**	**70**	**70**	**70**	**70**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**340**	**420**	**60**
Total - Cambridge East (all phases)			**1,720**	**67**	**1,653**	**79**	**82**	**170**	**170**	**170**	**229**	**233**	**220**	**150**	**70**	**70**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,573**	**1,653**	**821**
Trumpington Meadows - Lots 1-5	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/0160/11 (29 dwellings)	10.83	**29**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Trumpington Meadows - Lot 8	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/2998/14/RM (36 dwellings, of which 25 dwellings in South Cambridgeshire)	2.24	**25**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Trumpington Meadows - Lot 9	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/0107/16/RM (122 dwellings)	7.34	**122**	**122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Trumpington Meadows - Local Centre	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/2647/16/RM (40 dwellings)	0.17	**40**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Trumpington Meadows - Riverside	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/2176/16/RM (122 dwellings, of which 80 dwellings in South Cambridgeshire)	1.35	**80**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Trumpington Meadows - Lots 10 & 11	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) and S/2646/16/RM (392 dwellings, of which 327 within South Cambridgeshire)	6.00	**327**	**226**	**101**	**25**	**76**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**101**	**101**	**76**
Total - Trumpington Meadows (Cambridge Southern Fringe)			**623**	**522**	**101**	**25**	**76**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**101**	**101**	**76**
Total - Allocations on Cambridge Fringe			**4,494**	**674**	**3,820**	**104**	**201**	**320**	**408**	**243**	**229**	**358**	**395**	**375**	**345**	**282**	**160**	**150**	**150**	**100**	**0**	**0**	**0**	**0**	**0**	**0**	**2,978**	**3,820**	**1,401**

Table SC4: Housing Trajectory for South Cambridgeshire - Allocations at New Settlements

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
Northstowe - phase 1: parcel H1 (Bloor Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1416/16/RM (92 dwellings)	2.87	**92**	**92**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Northstowe - phase 1: parcel H2 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3477/16/RM (135 dwellings)	8.07	**135**	**135**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Northstowe - phase 1: parcel H3 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/2776/16/RM (40 dwellings)	1.09	**40**	**33**	**7**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**7**	**7**
Northstowe - phase 1: parcel H4 (Bovis Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3174/16/RM (84 dwellings)	2.12	**84**	**84**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Northstowe - phase 1: parcels H5 & H6 (Bovis Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3405/18/RM (240 dwellings)	20.04	**240**	**95**	**145**	**20**	**57**	**46**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**145**	**145**	**125**
Northstowe - phase 1: parcel H7 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1475/18/RM (115 dwellings)	4.96	**115**	**112**	**3**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**3**	**3**
Northstowe - phase 1: parcel H8 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1355/19/RM (73 dwellings)	2.40	**73**	**34**	**39**	**20**	**11**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**39**	**39**	**19**
Northstowe - phase 1: parcel H9 (Barratts / David Wilson Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/2907/19/RM (130 dwellings)	3.03	**130**	**0**	**130**	**62**	**68**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**130**	**130**	**68**
Northstowe - phase 1: parcel H10 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/0045/19/RM (76 dwellings)	6.13	**76**	**26**	**50**	**37**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**13**
Northstowe - phase 1: parcel H11 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/1620/17/RM (152 dwellings)	4.72	**152**	**152**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Northstowe - phase 1: parcel H12 (Linden Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/3016/16/RM (271 dwellings)	7.19	**271**	**167**	**104**	**20**	**30**	**30**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**104**	**104**	**84**
Northstowe - phase 1: parcel H13 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) and S/0065/20/RM (92 dwellings)	2.78	**92**	**0**	**92**	**0**	**50**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**92**	**92**	**92**
Total - Northstowe (phase 1)			**1,500**	**930**	**570**	**159**	**229**	**129**	**53**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**570**	**570**	**411**
Northstowe - phase 2: parcel 2a	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and S/3499/19/RM (phase 2a, 406 dwellings)	10.54	**406**	**2**	**404**	**21**	**20**	**0**	**40**	**115**	**90**	**90**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**404**	**404**	**265**
Northstowe - phase 2: parcel 2b	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) and 21/02310/REM (phase 2b, 300 dwellings)	7.82	**300**	**0**	**300**	**0**	**0**	**50**	**50**	**50**	**50**	**50**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**300**	**300**	**200**
Northstowe - phase 2: remaining parcels, including Central One	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) and S/0390/12 (site wide masterplan)	120.27	**2,794**	**0**	**2,794**	**0**	**0**	**30**	**100**	**175**	**175**	**20**	**95**	**160**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**389**	**905**	**2,405**	**480**
Total - Northstowe (phase 2)			**3,500**	**2**	**3,498**	**21**	**20**	**80**	**190**	**340**	**315**	**160**	**173**	**160**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**389**	**1,609**	**3,109**	**945**
Northstowe - phase 3	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan), 20/02171/OUT (resolution to grant, phase 3a, up to 4,000 dwellings) and 20/02142/OUT (resolution to grant, phase 3b, up to 1,000 dwellings)	106.73	**5,000**	**0**	**5,000**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**120**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**3,130**	**370**	**1,870**	**0**
Total - Northstowe (phase 3)			**5,000**	**0**	**5,000**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**120**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**3,130**	**370**	**1,870**	**0**
Northstowe - Land west of Station Road	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan) and 20/03598/OUT (resolution to grant, up to 107 dwellings)	4.45	**106**	**0**	**106**	**0**	**0**	**0**	**0**	**0**	**0**	**49**	**57**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**106**	**106**	**0**
Northstowe - Digital Park	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5, S/0390/12 (site wide masterplan) and S/3854/19/OL (pending, up to 80 dwellings)	2.37	**80**	**0**	**80**	**0**	**0**	**0**	**0**	**0**	**0**	**40**	**20**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**	**80**	**0**
Total - Northstowe (all phases)			**10,186**	**932**	**9,254**	**180**	**249**	**209**	**243**	**340**	**315**	**299**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**3,519**	**2,735**	**5,735**	**1,356**

Table SC4: Housing Trajectory for South Cambridgeshire - Allocations at New Settlements

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
Waterbeach New Town - West: Northern Woods (parcel 1)	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 21/02400/REM (89 dwellings)	1.69	**89**	**0**	**89**	**0**	**11**	**70**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**89**	**89**	**89**
Waterbeach New Town - West: Eastern Woods (parcel 2.1)	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) and 21/03866/REM (111 dwellings)	1.93	**111**	**0**	**111**	**0**	**12**	**43**	**42**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**111**	**111**	**111**
Waterbeach New Town - West: remaining parcels, including Waterbeach Gardens (parcels 2.2, 2.3, 4, 5.1, 5.2 & 5.3)	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/0559/17/OL (up to 6,500 dwellings)	289.57	**6,300**	**0**	**6,300**	**0**	**0**	**120**	**180**	**200**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**2,050**	**1,750**	**4,250**	**750**
Waterbeach New Town - the eastern part of the site (RLW Estates)	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings) and S/2075/18/OL (resolution to grant, up to 4,500 dwellings)	226.55	**4,500**	**0**	**4,500**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**3,800**	**200**	**700**	**0**
Total - Waterbeach New Town (all phases)			**11,000**	**0**	**11,000**	**0**	**23**	**233**	**230**	**214**	**250**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**300**	**5,850**	**2,150**	**5,150**	**950**
Bourn Airfield New Village	South Cambridgeshire Local Plan 2018 - Policy SS/7 (approximately 3,500 dwellings) and S/3440/18/OL (resolution to grant, approximately 3,500 dwellings)	171.20	**3,500**	**0**	**3,500**	**0**	**0**	**0**	**35**	**160**	**190**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**190**	**190**	**190**	**190**	**855**	**985**	**2,645**	**385**
Total - Bourn Airfield New Village			**3,500**	**0**	**3,500**	**0**	**0**	**0**	**35**	**160**	**190**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**190**	**190**	**190**	**190**	**855**	**985**	**2,645**	**385**
Cambourne West (land north west of Lower Cambourne) - Parcels 1.1a & 1.1b (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and S/4537/19/RM (200 dwellings)	6.57	**200**	**0**	**200**	**0**	**8**	**50**	**50**	**50**	**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**200**	**200**
Cambourne West (land north west of Lower Cambourne) - Parcel 1.2 (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/01536/REM (190 dwellings)	4.69	**190**	**0**	**190**	**12**	**83**	**67**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**190**	**190**	**178**
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3a & 1.3d (Taylor Wimpey)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/02543/REM (150 dwellings)	4.15	**150**	**0**	**150**	**0**	**21**	**50**	**50**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**150**	**150**	**150**
Cambourne West (land north west of Lower Cambourne) - Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b (Vistry)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings) and 20/01640/REM (286 dwellings)	4.50	**286**	**0**	**286**	**0**	**65**	**65**	**63**	**47**	**46**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**286**	**286**	**286**
Cambourne West (land north west of Lower Cambourne) - remaining parcels	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings) and S/2903/14/OL (up to 2,350 dwellings)	127.91	**1,524**	**0**	**1,524**	**0**	**0**	**0**	**0**	**50**	**50**	**100**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**124**	**0**	**0**	**0**	**0**	**0**	**650**	**1,524**	**100**
Total - Cambourne West (land north west of Lower Cambourne)			**2,350**	**0**	**2,350**	**12**	**177**	**232**	**191**	**176**	**138**	**100**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**124**	**0**	**0**	**0**	**0**	**0**	**1,476**	**2,350**	**914**
Cambourne West (land within the Business Park)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings)	9.07	**240**	**0**	**240**	**0**	**0**	**40**	**50**	**50**	**50**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**240**	**240**	**190**
Total - Cambourne West (all parcels)			**2,590**	**0**	**2,590**	**12**	**177**	**272**	**241**	**226**	**188**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**124**	**0**	**0**	**0**	**0**	**0**	**1,716**	**2,590**	**1,104**
Total - Allocations at New Settlements			**27,276**	**932**	**26,344**	**192**	**449**	**714**	**749**	**940**	**943**	**899**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**900**	**874**	**790**	**790**	**790**	**790**	**10,224**	**7,586**	**16,120**	**3,795**

Table SC5: Housing Trajectory for South Cambridgeshire - Allocations in the Rural Area

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
Fulbourn & Ida Darwin Hospitals	South Cambridgeshire Local Plan 2018 - Policy H/3, S/1066/13 (development brief), S/0670/17/OL (up to 203 dwellings) and 20/05199/REM (resolution to grant, 203 dwellings)	13.38	**203**	**0**	**203**	**0**	**3**	**40**	**40**	**40**	**40**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**203**	**203**	**163**
Papworth West-Central - south of Church Lane	South Cambridgeshire Local Plan 2018 - Policy H/4, S/0623/13 (hybrid, 58 dwellings and 8 live work dwellings), S/2859/16/VC and S/0307/17/RM (53 dwellings)	4.01	**61**	**24**	**37**	**6**	**31**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**37**	**37**	**31**
Papworth West-Central - Catholic Church site	South Cambridgeshire Local Plan 2018 - Policy H/4 and S/0089/16/FL (4 dwellings)	0.13	**4**	**0**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**4**	**0**
Dales Manor Business Park, Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1a (200 dwellings)	10.70	**200**	**0**	**200**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Land north of Babraham Road, Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1b (80 dwellings) and S/3729/18/FL (158 dwellings)	3.64	**158**	**30**	**128**	**57**	**71**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**128**	**128**	**71**
Land south of Babraham Road, Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1c (260 dwellings) and 21/03955/FUL (pending, 280 dwellings)	12.04	**260**	**0**	**260**	**0**	**0**	**30**	**50**	**50**	**50**	**50**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**260**	**260**	**180**
Land west of New Road, Melbourn (land south west of Victoria Way)	South Cambridgeshire Local Plan 2018 - Policy H/1e (65 dwellings), S/2048/14/FL (64 dwellings, 7 dwellings replaced by S/4414/17/FL), S/0763/15/VC (revised design), S/4414/17/FL (10 dwellings), S/3577/16/VC (revised design) and S/0949/19/VC (revised design and 2 additional dwellings)	2.30	**69**	**67**	**2**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**2**	**0**
Land west of New Road, Melbourn (land at 36 New Road)	South Cambridgeshire Local Plan 2018 - Policy H/1e (65 dwellings) and S/2424/18/FL (demolition of dwelling and 22 new dwellings)	0.71	**21**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Green End Industrial Estate, Gamlingay	South Cambridgeshire Local Plan 2018 - Policy H/1f (90 dwellings), S/2068/15/OL (demolition of 5 dwellings and 90 new dwellings) and S/4085/19/RM (demolition of 5 dwellings and 90 new dwellings)	4.07	**85**	**-5**	**90**	**10**	**55**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**90**	**90**	**80**
East of Rockmill End, Willingham	South Cambridgeshire Local Plan 2018 - Policy H/1g (50 dwellings), S/2833/15/OL (up to 72 dwellings) and S/0122/18/RM (72 dwellings)	3.42	**72**	**64**	**8**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**0**
Land at Bennell Farm, West Street, Comberton	South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings), S/2204/15/OL (up to 90 dwellings), S/1812/17/OL (up to 90 dwellings), S/4552/17/RM (90 dwellings) and S/0351/19/VC (revised design)	6.29	**90**	**36**	**54**	**14**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**54**	**54**	**40**
Histon & Impington Station Area (The Bishops Site, Cambridge Road, Impington)	South Cambridgeshire Local Plan 2018 - Policy E/8, S/0671/17/FL & 20/03690/S73 (35 dwellings) and 21/02902/FUL (pending, 38 dwellings)	0.20	**35**	**0**	**35**	**0**	**0**	**0**	**35**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**35**	**35**
Histon & Impington Station Area (Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington)	South Cambridgeshire Local Plan 2018 - Policy E/8 and S/0783/17/FL (12 dwellings)	0.17	**12**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Histon & Impington Station Area (Station Road Garage, Station Yard, Station Road, Histon)	South Cambridgeshire Local Plan 2018 - Policy E/8 and S/2010/17/OL (32 dwellings)	0.45	**32**	**0**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total - Allocations in the Rural Area			**1,302**	**249**	**1,053**	**101**	**200**	**95**	**125**	**90**	**90**	**90**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**821**	**821**	**600**

Table C4: Housing Trajectory for Cambridge - Unallocated Sites and Windfall Allowance

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
Land off Sandy Lane and land off Elizabeth Way	03/0406/FUL (18 dwellings), 03/1241/FUL (5 dwellings), 06/0544/FUL (1 dwelling), 18/1193/FUL (demolition of a house in multiple occupation and 5 new dwellings), 19/0819/OUT (demolition of 2 dwellings and 9 new dwellings) and 21/01065/FUL (pending, 26 dwellings)	0.85	**35**	**0**	**35**	**0**	**0**	**0**	**-3**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**35**	**35**
Hayling House, Fen Road	16/0617/FUL (demolition of 1 dwellings and 14 new dwellings)	0.42	**13**	**3**	**10**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**10**
71-73 Fen Road	21/00659/FUL (12 dwellings)	0.35	**12**	**0**	**12**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**	**12**
Sorrento Hotel, 190-196 Cherry Hinton Road	05/1329/FUL (16 dwellings)	0.22	**16**	**2**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
64-68 Newmarket Road	14/1905/FUL (demolition of 4 dwellings and 84 new dwellings) and 21/04564/PRIOR (demolition of 4 dwellings)	0.48	**80**	**0**	**80**	**-4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-4**	**-4**	**0**
212-214 Newmarket Road	18/1679/FUL (13 dwellings)	0.06	**13**	**0**	**13**	**0**	**0**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**	**13**	**13**
Chartwell House, 620-622 Newmarket Road	19/0767/B1C3 (change of use of office to residential, 11 dwellings)	0.08	**11**	**0**	**11**	**0**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	**11**	**11**
23 and 25 Hills Road	17/0265/FUL (10 dwellings)	0.04	**10**	**0**	**10**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**0**
291 Hills Road	18/0806/FUL (demolition of 1 dwelling and 14 new dwellings), 17/1372/FUL (demolition of 1 dwelling and 15 new dwellings) and 18/0715/DEMDET (demolition of 1 dwelling)	0.23	**14**	**-1**	**15**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**	**15**
Cambridge Carpets, 213 Mill Road	17/1527/FUL (14 dwellings)	0.18	**14**	**0**	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**14**	**14**
18 Chesterton Road	19/0242/FUL (demolition of 3 dwellings and 11 new dwellings)	0.05	**8**	**0**	**8**	**0**	**0**	**-3**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**8**	**8**
St Regis House and 108 Chesterton Road	17/0970/FUL (38 dwellings)	0.25	**38**	**24**	**14**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**14**	**0**
121-125 Chesterton Road	19/1098/FUL (19 houses in multiple occupation)	0.22	**19**	**0**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
141 Ditton Walk	15/1020/FUL (14 dwellings)	0.35	**14**	**4**	**10**	**7**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**3**
National Institute Of Agricultural Botany Headquarters Building, Huntingdon Road	20/01501/PRI030 (change of use of office to residential, 68 dwellings), 20/03334/PRI030 (change of use of office to residential, 7 dwellings) and 20/03335/PRI030 (change of use of office to residential, 95 dwellings)	0.97	**170**	**0**	**170**	**68**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**68**	**68**	**0**
Land between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens)	18/1993/FUL (demolition of 15 dwellings and 24 new dwellings)	0.71	**9**	**-15**	**24**	**0**	**24**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**24**	**24**
31 Barton Road	18/1150/FUL (conversion of existing 4 dwellings to 11 dwellings and 2 new dwellings)	0.06	**9**	**0**	**9**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**9**	**0**
66-80B Colville Road	19/1034/FUL (demolition of 24 dwellings and 69 new affordable dwellings)	0.76	**45**	**-24**	**69**	**0**	**67**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**67**	**67**	**67**
Essex House, 71 Regent Street	19/1637/B1C3 (change of use of office to residential, 13 dwellings) and 20/03729/FUL (2 dwellings)	0.02	**15**	**0**	**15**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**	**0**
63 New Street	18/0090/FUL (demolition of existing dwelling and 10 new dwellings)	0.03	**9**	**-1**	**10**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**10**
67-97A Campkin Road	19/1616/FUL (demolition of 32 dwellings and 75 new affordable dwellings)	0.90	**43**	**-32**	**75**	**0**	**0**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**	**75**
Land off Clerk Maxwell Road	19/1734/FUL (35 dwellings)	0.89	**35**	**0**	**35**	**0**	**20**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**35**	**35**
The Meadows Community Centre, St Catharines Road	19/1756/FUL (22 dwellings)	2.18	**22**	**0**	**22**	**0**	**0**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**22**	**22**
Buchan Street Neighbourhood Centre	19/1757/FUL (28 dwellings)	0.46	**28**	**0**	**28**	**0**	**0**	**0**	**12**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28**	**28**	**28**
509 Coldhams Lane	20/04306/CL2PD (change of use office to residential, 33 dwellings)	0.34	**33**	**0**	**33**	**33**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**33**	**33**	**0**
Small Sites (9 dwellings or less) already Under Construction at 31 March 2021	-	-	-	-	**103**	**78**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**103**	**103**	**25**
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2021	-	-	-	-	**199**	**20**	**50**	**70**	**40**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**199**	**199**	**179**
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2021	-	-	-	-	**47**	**0**	**5**	**10**	**17**	**10**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**47**	**47**	**47**
Total - Unallocated Sites with Planning Permission			**715**	**-40**	**1,104**	**250**	**254**	**214**	**77**	**83**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**883**	**883**	**633**
Phase 3, Land at Colville Road	21/02759/FUL (resolution to grant, demolition of 18 dwellings and 48 new affordable dwellings)	0.56	**30**	**0**	**30**	**0**	**-18**	**19**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**30**	**30**
Total - Unallocated Sites with Resolution to Grant Planning Permission			**30**	**0**	**30**	**0**	**-18**	**19**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**30**	**30**
Windfall Allowance	-	-	-	-	-	**0**	**0**	**0**	**0**	**0**	**0**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**740**	**2,590**	**0**
Total - Unallocated Sites and Windfall Allowance			**745**	**-40**	**1,134**	**250**	**236**	**233**	**106**	**83**	**5**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**185**	**0**	**1,653**	**3,503**	**663**

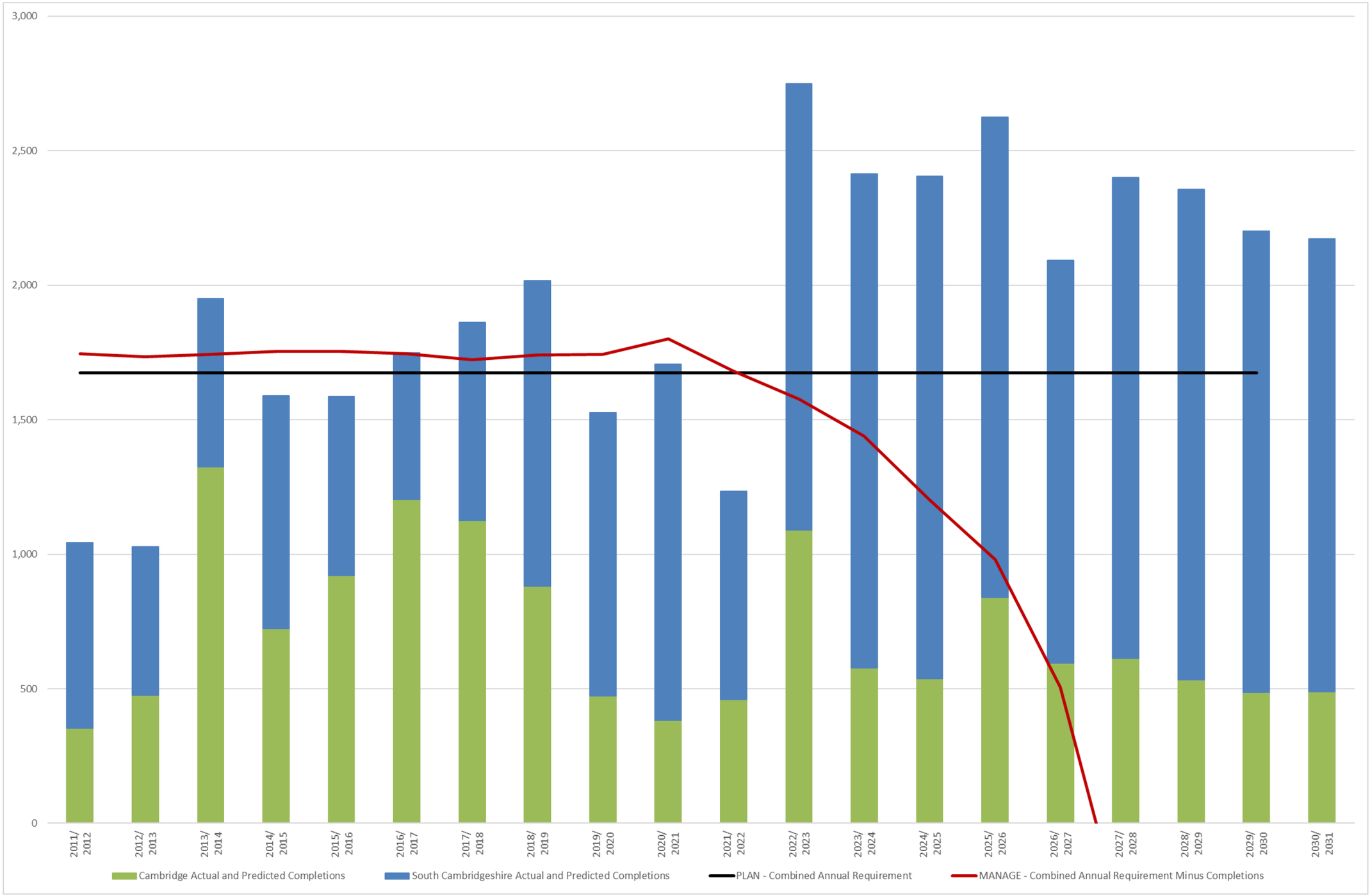
Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
The Meadows Community Centre, St Catharines Road	S/4532/19/FL (56 dwellings)	1.22	**56**	**0**	**56**	**0**	**0**	**0**	**0**	**56**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**56**	**56**	**56**
Land at 22 Linton Road, Balsham *	S/2830/15/OL (up to 29 dwellings), S/0255/17/OL (36 dwellings) and S/2729/18/RM (36 dwellings)	1.83	**36**	**30**	**6**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**6**	**0**
Hallmark Hotel, Bar Hill *	S/0851/16/FL (40 dwellings)	2.94	**40**	**0**	**40**	**0**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**	**40**	**40**
Former CEMEX Cement Works, Haslingfield Road, Barrington *	S/2365/14/OL (up to 220 dwellings), S/3485/18/RM (220 dwellings) and S/1427/19/RM (220 dwellings)	33.50	**220**	**0**	**220**	**9**	**50**	**50**	**50**	**50**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**220**	**220**	**211**
Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth	S/1199/13/OL (20 dwellings) and S/2253/16/RM (20 dwellings)	0.95	**20**	**6**	**14**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**14**	**0**
East of Spring Lane, Bassingbourn *	S/1745/16/OL (up to 30 dwellings) and S/0905/19/RM (30 dwellings)	2.87	**30**	**0**	**30**	**0**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**30**	**30**
26 South End, Bassingbourn	S/0331/15/FL (demolition of existing dwelling and 10 new dwellings	0.87	**9**	**0**	**9**	**0**	**2**	**0**	**0**	**3**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**9**	**9**
Land east of Highfields Road, Caldecote *	S/2510/15/OL (up to 140 dwellings) and S/4619/18/RM (66 dwellings)	102.20	**66**	**13**	**53**	**9**	**44**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**53**	**53**	**44**
Rear of 18-28 Highfields Road, Highfields Caldecote *	S/2047/16/FL (71 dwellings)	2.91	**71**	**66**	**5**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**5**	**5**
Land off Grafton Drive, Caldecote *	S/2764/16/OL (up to 58 dwellings) and S/3835/19/RM (58 dwellings)	4.31	**58**	**2**	**56**	**17**	**39**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**56**	**56**	**39**
Land off Bartlow Road, Castle Camps *	S/0415/17/OL (up to 10 dwellings) and S/4299/17/RM (10 dwellings)	0.55	**10**	**0**	**10**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**0**
Land off Rampton Road, Cottenham *	S/2413/17/OL (demolition of dwelling and up to 200 new dwellings), S/4116/18/VC, S/2549/19/RM (demolition of dwelling and up to 200 new dwellings) and S/2679/19/RM (duplicate, demolition of dwelling and up to 200 new dwellings)	14.19	**199**	**12**	**187**	**8**	**50**	**50**	**50**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**187**	**187**	**179**
Land at Oakington Road, Cottenham *	S/1606/16/OL (up to 126 dwellings) and S/2281/18/RM (121 dwellings)	4.68	**121**	**73**	**48**	**40**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**48**	**48**	**8**
Land north east of Rampton Road, Cottenham *	S/2876/16/OL (154 dwellings) and 21/01881/REM (140 dwellings)	17.13	**140**	**0**	**140**	**0**	**20**	**45**	**45**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**140**	**140**	**140**
Land off Potton End, Eltisley	S/3182/19/FL (12 dwellings)	0.52	**12**	**0**	**12**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**	**12**
Land at Teversham Road, Fulbourn *	S/0202/17/OL (up to 110 dwellings) & S/3290/19/RM (appeal lodged, 110 dwellings)	6.83	**110**	**0**	**110**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
South of West Road, Gamlingay *	S/2367/16/OL (up to 29 dwellings), S/1338/15/OL (up to 29 dwellings) and S/3868/18/RM (29 dwellings)	1.32	**29**	**0**	**29**	**0**	**0**	**0**	**14**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29**	**29**	**29**
16-22 High Street & 1-4 Michael's Close, Girton	S/4302/19/FL (demolition of 6 dwellings and 15 new dwellings)	0.34	**9**	**-6**	**15**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**	**15**
Land north of Linton Road, Great Abington *	S/3564/17/OL (up to 13 dwellings), S/1478/19/RM (13 dwellings) and 20/02005/FUL (additional 2 dwellings)	0.97	**15**	**0**	**15**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**	**0**
Land adjacent to Mores Meadow, Great Shelford	S/4279/19/FL (21 dwellings)	3.55	**21**	**0**	**21**	**0**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**21**	**21**	**21**
South of Thompsons Meadow, Trap Road, Guilden Morden *	S/3077/16/OL (up to 16 dwellings) and 20/03151/REM (16 dwellings)	1.76	**16**	**0**	**16**	**0**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**16**	**16**
West of Grace Crescent, Hardwick *	S/1694/16/OL (up to 98 dwellings) and S/4551/17/RM (98 dwellings)	4.40	**98**	**82**	**16**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**16**	**0**
South of 279 St Neots Road, Hardwick *	S/3064/16/OL (demolition of 2 dwellings and up to 155 new dwellings) and 20/02728/REM (demolition of 2 dwellings and up to 155 new dwellings)	7.44	**153**	**-2**	**155**	**11**	**84**	**48**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**155**	**155**	**144**
Former Waste Water Treatment Facility, Cambridge Road, Hauxton	S/2184/16/OL (up to 32 dwellings)	16.70	**32**	**0**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**32**	**0**
Wellcome Genome Campus, Hinxton	S/4329/18/OL (up to 1,500 dwellings)	124.20	**1,500**	**0**	**1,500**	**0**	**0**	**0**	**200**	**250**	**200**	**200**	**200**	**200**	**200**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,450**	**1,500**	**650**
Land north and south of Bartlow Road, Linton *	S/1963/15/OL (up to 55 dwellings), S/2501/19/RM (55 dwellings) and S/2073/19/OL (pending, up to 55 dwellings)	4.83	**55**	**0**	**55**	**0**	**15**	**18**	**18**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**55**	**55**	**55**
Land south of Wheatsheaf Barn, Horseheath Road, Linton *	S/2553/16/OL (no more than 42 dwellings) and S/4418/19/RM (42 dwellings)	2.88	**42**	**2**	**40**	**22**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**	**40**	**18**
20 Cambridge Road, Linton	S/0163/18/FL (14 dwellings)	0.12	**14**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Sheen Farm, Royston Road, Litlington *	S/2927/17/FL (demolition of dwelling and 22 new dwellings) & 21/00145/S73 (revised design)	1.12	**21**	**-1**	**22**	**0**	**0**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**22**	**22**

Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.21)	Outstanding Dwellings (net)	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037	2037/ 2038	2038/ 2039	2039/ 2040	2040/ 2041	Post 2041	Total: 2021-2031	Total: 2021-2041	Total in Five Year Supply: 2022-2027
East of New Road, Melbourn *	S/2791/14/OL (up to 199 dwellings) and S/2590/17/RM (199 dwellings)	10.52	**199**	**122**	**77**	**31**	**46**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**77**	**77**	**46**
Rear of 46-56 The Moor, Melbourn *	S/1032/17/FL (23 dwellings)	0.83	**23**	**5**	**18**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18**	**18**	**0**
Rear of 79 High Street, Meldreth *	S/1124/17/OL (18 dwellings) and S/0067/20/RM (18 dwellings)	1.05	**18**	**0**	**18**	**0**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18**	**18**	**18**
Former GoCold building and former stables building, Station Yard, High Street, Meldreth	S/1502/17/FL (22 dwellings) and S/3696/19/FL (change of use of former stables building to 1 dwelling)	0.55	**23**	**0**	**23**	**0**	**0**	**0**	**23**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**23**	**23**	**23**
Land west of Mill Road, Over *	S/2870/15/OL (up to 55 dwellings) and S/3683/17/RM (53 dwellings)	1.59	**53**	**0**	**53**	**0**	**51**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**53**	**53**	**53**
Land adjacent to Longstanton Road, Over *	S/2383/17/FL (26 dwellings) and S/4201/18/VC (revised design)	0.94	**26**	**0**	**26**	**0**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**26**	**26**	**26**
Land off Fen End, Over *	20/02477/FUL (20 dwellings)	0.96	**20**	**0**	**20**	**0**	**8**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**20**	**20**
Land at and to the rear of 30 and 32 New Road, Over	20/03254/OUT (demolition of two dwellings and erection of 44 new dwellings)	2.86	**42**	**0**	**42**	**0**	**0**	**-2**	**30**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**42**	**42**	**42**
Land between 66-68 Common Lane, Sawston *	S/2286/16/OL (up to 10 dwellings) and S/4787/18/RM (10 dwellings)	0.55	**10**	**0**	**10**	**0**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**10**
Land at Meldreth Road, Shepreth *	S/3052/16/FL (25 dwellings) and 20/02116/CL2PD	1.19	**25**	**0**	**25**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25**	**25**	**25**
Monkfield Nutrition, High Street, Shingay-cum-Wendy *	S/2224/16/OL (up to 10 dwellings) and S/1877/19/RM (10 dwellings)	2.00	**10**	**0**	**10**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**	**10**
Land between Haverhill Road and Hinton Way, Stapleford	20/02929/OUT (retirement care village)	24.00	**110**	**0**	**110**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**40**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**110**	**110**	**0**
18 Boxworth End, Swavesey *	S/0875/15/OL (30 dwellings) and S/2900/18/RM (30 dwellings)	1.69	**30**	**2**	**28**	**5**	**23**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28**	**28**	**23**
Land rear of 130 Middlewatch, Swavesey *	S/1605/16/OL (demolition of a dwelling and up to 70 new dwellings) and S/1896/19/RM (demolition of a dwelling and 70 new dwellings)	2.80	**69**	**0**	**69**	**0**	**-1**	**70**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**69**	**69**	**69**
Land at the corner of Capper Road and Cody Road, Waterbeach	S/3865/17/FL (16 dwellings)	0.31	**16**	**0**	**16**	**0**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**16**	**16**
Lion Works, Station Road West, Whittlesford Bridge *	S/0746/15/OL (residential development) and 21/02476/REM (pending, demolition of dwelling and 67 new dwellings)	1.17	**59**	**0**	**59**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**59**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**59**	**59**	**0**
Land off Haden Way, Willingham *	S/2456/15/OL (up to 64 dwellings) and S/4441/18/RM (61 dwellings)	2.04	**61**	**0**	**61**	**6**	**55**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**61**	**61**	**55**
Land south of 1b Over Road, Willingham *	S/2921/15/OL (26 dwellings) and 21/00915/REM (pending, 26 dwellings)	0.92	**26**	**0**	**26**	**0**	**0**	**0**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**26**	**26**	**26**
Land at Belsar Farm, Willingham *	S/3145/16/FL (25 dwellings) & 21/00146/S73 (revised design)	1.31	**25**	**0**	**25**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25**	**25**	**25**
Small Sites (9 dwellings or less) already Under Construction at 31 March 2021	-	-	-	-	**151**	**115**	**36**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**151**	**151**	**36**
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2021	-	-	-	-	**266**	**26**	**65**	**95**	**55**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**266**	**266**	**240**
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2021	-	-	-	-	**189**	**0**	**20**	**50**	**64**	**35**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**189**	**189**	**189**
Total - Unallocated Sites with Planning Permission			**4,048**	**406**	**4,248**	**378**	**809**	**553**	**587**	**511**	**235**	**234**	**303**	**244**	**204**	**54**	**4**	**4**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,058**	**4,124**	**2,695**
Windfall Allowance	-	-	-	-	-	**0**	**0**	**0**	**0**	**0**	**0**	**206**	**196**	**196**	**236**	**236**	**236**	**236**	**236**	**240**	**240**	**240**	**240**	**240**	**240**	**0**	**834**	**3,218**	**0**
Total - Unallocated Sites and Windfall Allowance			**4,048**	**406**	**4,248**	**378**	**809**	**553**	**587**	**511**	**235**	**440**	**499**	**440**	**440**	**290**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**240**	**0**	**4,892**	**7,342**	**2,695**

Figure 3: Actual and Predicted Completions 2011-2031



Five Year Supply Calculations for Greater Cambridge

35. The NPPG (updated in July 2019, Paragraph: 014 Reference ID: 68-014-20190722) requires that any assessments of five year housing land supply clearly indicate buffers, shortfalls and the number of years of supply. The NPPG (updated in July 2019, Paragraph: 003 Reference ID: 68-003-20190722) also sets out that the purpose of calculating the five year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement as set out in adopted strategic policies for the next five years (or against local housing need where their requirement is more than five years old).

Housing Requirement

36. The NPPG (updated July 2019, Paragraph: 005 Reference ID: 68-005-20190722) sets out that:

"Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- the plan was adopted in the last 5 years, or
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.

In other circumstances the 5 year housing land supply will be measured against the area's local housing need calculated using the standard method."

37. As the Local Plans were adopted in autumn 2018, their strategic policies are less than five years old and therefore the housing requirements set out in Policy 3 of the Cambridge Local Plan 2018 (adopted in October 2018) and Policy S/5 of the South Cambridgeshire Local Plan 2018 (adopted in September 2018) should be used to calculate the five year housing land supply.

38. The approach to calculating the five year supply for Greater Cambridge was considered through the Local Plan examinations and the Inspectors confirmed that the five year supply should be calculated on the basis of a joint housing trajectory for Greater Cambridge reflecting the joint development strategy across the two Local Plans. The Inspectors' Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, housing 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 land supply and delivery should be considered jointly.

39. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) state that "the housing trajectories for Cambridge and South Cambridgeshire … 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.".

40. The five year supply for Greater Cambridge is therefore calculated using a combined housing requirement of 33,500 dwellings between 2011 and 2031, as the Cambridge Local Plan 2018 requires that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 and the South Cambridgeshire Local Plan 2018 requires that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031.

41. The Inspector considering a planning appeal (APP/W0530/W/20/3264242) for 44 dwellings and public open space at New Road in Over confirmed in January 2022 that, as the adopted Local Plans are only slightly over three years old, the Councils' five year supply should be calculated based on the adopted housing requirements in accordance with national planning policy.

42. The Councils have started preparing a new Greater Cambridge Local Plan, and have undertaken two rounds of public consultation on the issues and options (Greater Cambridge Local Plan – First Conversation) and on the preferred approach (Greater Cambridge Local Plan – First Proposals). As part of preparing this new Local Plan, the Councils are considering the appropriate level of housing need for Greater Cambridge between 2020 and 2041, along with where development should be located and the specific sites to deliver new homes. As the Greater Cambridge Local Plan is still in the early stages of preparation and may be subject to further changes, any housing requirements set out within either the First Conversation or First Proposals versions (or their supporting evidence base documents) should not be used for the purposes of calculating five year housing land supply.

Methodology

43. There are two methodologies for calculating five year housing land supply, and the NPPG (updated in July 2019, Paragraph: 031 Reference ID: 68-031-20190722) sets out how any shortfall in housing supply should be dealt with: "The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal."

44. The methodology for calculating the five year supply for Greater Cambridge was considered through the Local Plan examinations and the Inspectors confirmed that the five year supply for Greater Cambridge should be calculated using the Liverpool method. The Liverpool method spreads any shortfall in housing supply over the remainder of the plan period. The Inspectors concluded in their reports that the use of the Liverpool method was justified for both Cambridge and South Cambridgeshire for the following reasons:

South Cambridgeshire Local Plan Inspectors Report (paragraphs 40 and 41): "There has been a shortfall in housing delivery since the start of the plan period of 1,880 up to 31 March 2017. There are two generally recognised approaches to dealing with this undersupply: either within the next five years (known as the Sedgefield method), or over the remainder of the plan period (the Liverpool method). The PPG advises that local planning authorities should aim to deal with any undersupply within the first five years of the plan period 'where possible'.

The Local Plan is reliant on two new settlements at Waterbeach and Bourn to deliver a significant proportion of the housing requirement. Both sites require significant investment in infrastructure and, realistically, may not start to deliver new housing until the mid or later years of the plan period. If the Sedgefield method were to be used it would almost certainly result in increased pressure to develop new housing in the rural areas which are a lower tier in the Sustainable Development Strategy. In the circumstances, the use of the Liverpool method is justified."

Cambridge Local Plan Inspectors Report (paragraph 44): "Cambridge City does not have a shortfall in the delivery of new housing in the years 2011-2017. However, for the purposes of the joint trajectory, it is appropriate to deal with the shortfall over the remainder of the plan period, known as the Liverpool method. This is because of the reliance, in the South Cambridgeshire Local Plan, on the delivery of two new settlements which require significant investment in new infrastructure and, realistically, may not start to deliver new housing until the mid or later years of the plan period."

45. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) therefore state that "five year housing land supply will be calculated using the Liverpool method".

46. As the NPPG (updated in July 2019) continues to allow strategic policy-making authorities to deal with past under delivery over a longer period (i.e. using the Liverpool method) where a case is made as part of the plan-making and examination process, it remains appropriate to use Liverpool method for calculating the five year supply for Greater Cambridge, as this was the

methodology found to be sound by the Inspectors examining the Local Plans and is therefore set out in the adopted Local Plans. There has been no material change in circumstances, in either national planning policy and guidance or within Greater Cambridge, since the adoption of the Local Plans in autumn 2018 that would result in the need to reconsider the methodology used to calculate the Councils' five year housing land supply.

Buffer

47. Paragraph 74 of the NPPF (published in July 2021) sets out a requirement to calculate the five year housing land supply by applying an additional buffer of 5%, 10% or 20% depending on specific circumstances.

48. The Inspectors that examined the Local Plans considered the buffer to be applied to the five year supply for Greater Cambridge. The Inspectors concluded in their reports that "the appropriate buffer at this point should be 20%" for both Cambridge and South Cambridgeshire for the following reasons:

South Cambridgeshire Local Plan Inspectors Report (paragraph 39): "In South Cambridgeshire, completions met or exceeded the target set out in the adopted Local Plan 2004 or Core Strategy 2007 on only 4 occasions. In the four years preceding the adoption of the Local Plan 2004, the adopted Structure Plan target was met only twice. The reasons for the failure to deliver housing at the required rates will include factors beyond the Council's control, including poor market conditions in the years following the recession in 2007/2008. Nonetheless, the failure to meet targets in so many years across the 15 year period represents persistent under delivery, and we conclude that the appropriate buffer at this point should be 20%."

Cambridge Local Plan Inspectors Report (paragraphs 40 and 41): "Since the adoption of the Cambridge Local Plan in 2006, the annualised housing target has been met only once. In the years preceding the adoption of the Local Plan 2006, the targets in the adopted structure plans were met only once, although in the year 2005/2006, completions were very close to the target.

The reasons for the failure to deliver housing at the required rates will include factors beyond the Council's control, including poor market conditions in the years following the recession in 2007/2008. Nonetheless, the failure to meet targets in so many years across the 15 year period represents persistent under delivery, and we conclude that the appropriate buffer at this point should be 20%."

49. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) therefore state that "five year

housing land supply will be calculated using … a buffer of 20%". However, the NPPF (published in July 2018, February 2019 and July 2021) has changed the approach to the assessment of previous under delivery from that set out in the NPPF (published in July 2012) against which the adopted Local Plans 2018 were examined. Accordingly, the Councils consider that there has been a material change in circumstances since the adoption of the Local Plans that results in the need to reconsider the buffer used to calculate the Councils' five year housing land supply.

50. At the time of examining the Local Plans, the Inspectors concluded based on the NPPF (published in July 2012) that "the failure to meet targets in so many years across the 15 year period represents persistent underdelivery" such that the "appropriate buffer at this point should be 20%". However, the revised NPPF now sets out a different process for determining when a 20% buffer should be applied to a Council's five year housing land supply calculations. It states in paragraph 74 that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years. Footnote 41 then confirms that this will be measured against the Housing Delivery Test results, with the 20% buffer applying where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement.

51. The Housing Delivery Test results for Greater Cambridge are set out in Figure 4 (below). These results show that both Cambridge and South Cambridgeshire have achieved results of over 100% of their housing requirement in the 2020 results (published in January 2021) and the 2021 results (published in January 2022). Therefore, as neither Councils have a Housing Delivery Test result below 85% of their housing requirement, national policy now indicates that it is no longer necessary for a buffer of 20% to be applied to the Councils' five year supply calculations. The Councils therefore consider it is appropriate to apply a 5% buffer to their five year housing land supply calculations, as they are not demonstrating their five year supply through an Annual Position Statement or recently adopted Local Plan which would require a 10% buffer to be applied.

Figure 4: Housing Delivery Test (HDT) results for Greater Cambridge

Local Authority	**HDT 2018 (2015-2018)**	**HDT 2019 (2016-2019)**	**HDT 2020 (2017-2020)**	**HDT 2021 (2018-2021)**
Cambridge	388%	280%	176%	133%
South Cambridgeshire	78%	95%	114%	145%

52. The Inspector considering a planning appeal (APP/W0530/W/20/3264242) for 44 dwellings and public open space at New Road in Over concluded in January 2022 that the Councils were correct to apply a 5% buffer to their five year supply calculations, given the change to national planning policy and the latest Housing Delivery Test results.

Five Year Supply Calculations for Greater Cambridge

53. Figure 5 (below) sets out the five year housing land supply calculations for Greater Cambridge for 2022-2027, based on the Liverpool methodology and applying a 5% buffer.

Figure 5: Five-Year Housing Land Supply Position for 2022-2027

Stages in Calculating the Five Year Supply / Area	**Greater Cambridge**
(a) Housing requirement 2011 to 2031	33,500
(b) Actual completions up to 31 March 2021 and predicted completions for 1 April 2021 to 31 March 2022	17,298
(c) Number of dwellings left to deliver in the plan period (= a - b)	16,202
(d) Number of years of plan period left	9
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	1,800
(f) Five year supply requirement (= e x 5)	9,001
(g) 5% buffer to be added to the five year supply requirement (= f x 0.05)	450
(h) Five year supply requirement with 5% buffer (= f + g)	9,451
(i) Number of dwellings predicted to be completed in the five year period (1 April 2022 to 31 March 2027)	12,285
(j) Five year supply (= i ÷ h x 5)	6.5

NOTE:
The five year supply figure (row j) and each of the other figures in rows e-h have been calculated using formulae in a spreadsheet, and therefore have been calculated using accurate unrounded numbers. The numbers shown in rows e, f, g and h of this table are the rounded numbers, and therefore the numbers in this table may not sum due to rounding.

54. Based on the Greater Cambridge housing trajectory published in this report (see Figure 2, above), it is anticipated that there will be a rolling five-year housing

land supply for the remainder of the plan period (see Figure 6, below) when applying a 5% buffer. The Greater Cambridge housing trajectory will be updated annually.

Figure 6: Rolling Five Year Supply

Area / Five Year period	**2022-2027**	**2023-2028**	**2024-2029**	**2025-2030**	**2026-2031**
Greater Cambridge	6.5	6.8	7.2	7.7	8.9

5. Conclusions

Meeting the Housing Requirement

55. The Cambridge Local Plan 2018 (adopted in October 2018) requires (in Policy 3) that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet the current objectively assessed need. Against the Cambridge Local Plan 2018, the Greater Cambridge housing trajectory published in this report shows that 14,087 dwellings are expected to be delivered between 2011 and 2031. Some sites allocated in the Cambridge Local Plan 2018 are no longer anticipated to deliver dwellings within the plan period (i.e. by 2031), and therefore any dwellings from those sites are not included in the expected number of dwellings to be delivered between 2011 and 2031.

56. The South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031 to meet the current objectively assessed need. Against the South Cambridgeshire Local Plan 2018, the Greater Cambridge housing trajectory published in this report shows that 24,629 dwellings are expected to be delivered between 2011 and 2031. Some sites allocated in the South Cambridgeshire Local Plan 2018 are anticipated to deliver dwellings during the plan period (i.e. by 2031) and after the plan period. Any dwellings anticipated to be delivered after the plan period are not included in the expected number of dwellings to be delivered between 2011 and 2031.

57. Together, the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. The housing trajectory published in this report shows that 38,716 dwellings are expected to be delivered between 2011 and 2031.

Five Year Housing Land Supply

58. Both the Cambridge and South Cambridgeshire Local Plans 2018 set out that “the housing trajectories for Cambridge and South Cambridgeshire … 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 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018). The adopted Local Plans also establish that the five year housing land supply will be calculated using the Liverpool methodology, which remains appropriate having regard to guidance in the NPPG (updated in July 2019).

59. Whilst the Local Plan policies also refer to the use of a 20% buffer, the Councils no longer consider that it is appropriate to calculate their five year supply using a

20% buffer given the change in approach in the revised NPPF (see paragraphs 48-51 in Section 4, above). Based on paragraph 74 and footnote 41 of the NPPF (published in July 2021), the Councils consider that it is now appropriate to apply a 5% buffer to their five year housing land supply calculations.

60. Collectively for Greater Cambridge, the Councils can demonstrate a five year housing land supply. The Councils jointly have 6.5 years of housing land supply for the 2022-2027 five year period, using the Liverpool methodology and applying a 5% buffer. This five year housing land supply for 2022-2027 should be used when making planning decisions from the date of publication of this report (1 April 2022).

Implications for Decision Making

61. Paragraph 11 of the NPPF (published in July 2021) sets out a presumption in favour of sustainable development, which for decision-taking means “approving development proposals that accord with an up-to-date development plan without delay” (paragraph 11(c)).

62. Paragraph 11(d) and footnote 8 of the NPPF (published in July 2021) set out the circumstances where planning policies should be considered out of date when making decisions on planning applications, and these include where the Council cannot demonstrate a five year housing land supply or where the Council’s Housing Delivery Test results indicate that delivery was substantially below the housing requirement over the previous three years. On the basis of the five year supply calculations in this report and from the date of this report (1 April 2022), policies in the Cambridge and South Cambridgeshire Local Plans are not deemed out of date through the operation of footnote 8 for the purposes of decision taking under paragraph 11(d) of the NPPF (published in July 2021).

Appendix A: Lead-in Times and Build Out Rates / Patterns, Lapse Rates and Windfall Allowance

Lead-in Times and Build Out Rates / Patterns

A.1. The NPPG previously set out that Councils may develop benchmarks and assumptions based on evidence of past trends for development lead-in times and build out rates, and that these assumptions can be used: to test delivery information, or where there is no information available from the landowner / developer to inform the assessment. The NPPG has subsequently been updated such that it now sets out that evidence from the Housing and Economic Land Availability Assessment (HELAA) can be used to inform five year supply considerations (Paragraph: 004 Reference ID: 68-004-20190722), and that within the HELAA an assessment of the timescale within which each site is capable of being developed can be informed by indicative lead-in times and build-out rates for different scales of sites (Paragraph: 022 Reference ID: 3-022-20190722).

A.2. The Councils developed 'typical assumptions' for lead-in times and build out rates in 2019 and published them as part of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (November 2019). This evidence has now been superseded by the Councils' latest evidence on lead-in times and build out rates included in the Housing Delivery Study for Greater Cambridge (October 2021).

A.3. As part of the Housing Delivery Study, AECOM (on behalf of the Councils) undertook a review of secondary data sources on lead-in times and build out rates, but also looked at actual delivery of a variety of sites within Greater Cambridge and across the OxCam Arc. AECOM sense checked their early research and interim assumptions with developers and agents operating within Greater Cambridge.

A.4. The Housing Delivery Study for Greater Cambridge (2021) sets out recommended lead-in times and build out rates for strategic and non-strategic sites within Greater Cambridge, based on a series of different typologies. The study highlights that the assumptions can be refined as they are applied to individual sites, taking into account site-specific circumstances and the aspirations of individual landowners/developers.

A.5. For **strategic sites** (assumed to be 200 dwellings or more), the Housing Delivery Study concludes that it will take 4 years from the submission of the outline application to approval of the first detailed residential planning permission and then that it will take a further 2 years to the first dwelling(s) being completed.

For these same sites, the Housing Delivery Study recommends the typical build out rates set out in Figure 7 (below) and provides examples as to how these would hypothetically translate into build out patterns for specific sized sites as set out in Figure 8 (below).

Figure 7: Build out rates for Strategic Sites

Site Size	Average build out rate (dwellings a year)	Average number of sales outlets	Peak build out rate (dwellings a year)	Peak number of sales outlets
200-499 dwellings	50	1	50	1
500-999 dwellings	90	1-2	100	2
1,000-1,499 dwellings	120	2-3	150	3
1,500-1,999 dwellings	145	3-4	200	4
2,000 + dwellings at a new settlement	200-250	4-5	300	5
2,000 + dwellings at an urban extension	225-275	5	350	7

Source: Table 18, Housing Delivery Study for Greater Cambridge (2021)

Figure 8: Build out patterns for Strategic Sites

Site Size	Y 1	Y 2	Y 3	Y 4	Y 5	Y 6	Y 7	Y 8	Y 9	Y 10	Y 11	Y 12	Y 13	Y 14	Y 15	Y 16	Y 17	Y 18	Y 19	Y 20
250 dwellings	50	50	50	50	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
600 dwellings	50	100	100	100	100	100	50	-	-	-	-	-	-	-	-	-	-	-	-	-
1,200 dwellings	50	100	150	150	150	150	150	150	100	50	-	-	-	-	-	-	-	-	-	-
1,600 dwellings	50	100	150	200	200	200	200	200	150	100	50	-	-	-	-	-	-	-	-	-
4,500 dwellings at a new settlement	50	100	150	200	250	300	300	300	300	300	300	300	300	300	300	250	200	150	100	50
2,300 dwellings on an urban extension	50	150	250	350	350	350	350	250	150	50	-	-	-	-	-	-	-	-	-	-

Source: Table 29, Housing Delivery Study for Greater Cambridge (2021)

A.6. The Housing Delivery Study for Greater Cambridge (2021) concludes that these assumptions for strategic sites are realistic and reliable for use in Greater Cambridge for plan-making, and where necessary, as part of demonstrating a five year housing land supply, as they reflect the strength of the housing market without being overly optimistic. The study acknowledges that when considering build out rates it would be prudent to consider the proximity of nearby strategic sites and work with site promoters to understand whether competing sites (or sites reliant on the same infrastructure improvements) will reduce potential delivery rates.

A.7. Where the Councils have used these typical assumptions for sites included in the Greater Cambridge housing trajectory, this is set out in the relevant site assessment in Appendix C.

A.8. For **non-strategic sites** (assumed to be less than 200 dwellings), the Housing Delivery Study concludes that it will take 3 years from the submission of a full application to the first dwelling(s) being completed or 4 years from the submission of an outline application to the first dwelling(s) being completed. The study assumes that a full application will be used for sites of up to 50 dwellings, and that an outline application will be used for sites of over 50 dwellings. For these same sites, the Housing Delivery Study recommends the typical build out rates set out in Figure 9 (below).

Figure 9: Build out rates for Non-strategic Sites

Location	**Housing Mix**	**Build out rate for flats (dwellings a year)**	**Build out rates for houses (dwellings a year)**
Urban	Flats	all flats completed in the same year	-
Suburban	Houses and flats	75, in total across houses and flats	75, in total across houses and flats
Suburban	Houses	-	50
Rural	Houses and flats	all flats completed in the same year	40

Source: Table 21, Housing Delivery Study for Greater Cambridge (2021)

A.9. The Housing Delivery Study for Greater Cambridge (2021) concludes that these assumptions for non-strategic sites are realistic and reliable for use in Greater

Cambridge for plan-making, and where necessary, as part of demonstrating a five year housing land supply, as they reflect the strength of the housing market without being overly optimistic.

A.10. Where the Councils have used these typical assumptions for sites included in the Greater Cambridge housing trajectory, this is set out in the relevant site assessment in Appendix C.

A.11. For sites of 9 dwellings or less, it is not feasible for the Councils to explore the delivery of these sites individually, and therefore as set out in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (November 2019) the Councils use 'typical assumptions' for the build out patterns of these sites. These 'typical assumptions' are that:

- sites of 9 dwellings or less under construction at the end of the monitoring year (31 March) will be completed within the next two years, with 75% of dwellings in the first year and 25% of dwellings in the second year; and
- some sites of 9 dwellings or less not started at the end of the monitoring year (31 March) will not be delivered but that the remainder will be completed within the next five years, with 10% of dwellings in the first year, 25% of dwellings in the second year, 35% of dwellings in the third year, 20% of dwellings in the fourth year, and 10% of dwellings in the fifth year.

A.12. For sites of 9 dwellings or less permitted after the end of the monitoring year, the Councils take the same approach as for sites of 9 dwellings or less not started at the end of the monitoring year by applying a lapse rate for non-implementation and a build out pattern. However, due to the more recent permission dates of these sites, the build out pattern is assumed to start a year later than those sites with permission at the end of the monitoring year.

Lapse Rates

A.13. The NPPG previously set out that Councils may develop benchmarks and assumptions based on evidence of past trends for lapse rates (non-implementation rates), and that these assumptions can be used: to test delivery information, or where there is no information available from the landowner / developer to inform the assessment. Although national planning policy and guidance no longer specifically include any references to taking account of lapse rates when calculating housing supply, the Councils consider that it is still important to take account of past trends on non-implementation of planning permissions.

A.14. The Councils developed 'typical assumptions' for lapse rates in 2019 and published them as part of the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (November 2019). This review concluded

that as the Councils assess the deliverability and developability of all sites of 10 or more dwellings individually when preparing the housing trajectory, it is not considered necessary or appropriate to apply a percentage lapse rate for non-delivery to sites of 10 or more dwellings. However, for smaller sites of 9 dwellings or less, the review concluded that it was appropriate for a lapse rate of 6% for non-delivery to be applied to these sites in Cambridge and a lapse rate of 10% for non-delivery to be applied to these sites in South Cambridgeshire.

A.15. In response to the implications of the coronavirus pandemic on the planning system and housing delivery, in 2020 the Government, through the Business and Planning Act 2020, extended the time limits for the submission of certain reserved matters applications or the implementation of certain planning permissions. This legislation automatically extended to 1 May 2021 the time limit for submission of reserved matters planning applications for any outline planning permissions where the deadline would have expired between 23 March and 31 December 2020, or the time limit for development to be begun of any unimplemented planning permissions that would have lapsed between 19 August and 31 December 2020. It also allowed unimplemented planning permissions with time limits for development to have begun between 23 March 2020 and 19 August 2020 to be restored and the time limit extended to 1 May 2021 if an Additional Environmental Approval was granted.

A.16. As a result of these temporary changes to lapse dates being in force, which extended the life of some planning permissions, the Councils have not yet undertaken a review of recent lapsed permissions or their 'typical assumptions' for lapse rates, as the last couple of years are unlikely to have been 'typical'. The Councils consider that these temporary changes will have reduced non-implementation rates in recent years, and therefore by continuing to apply pre-pandemic developed 'typical assumptions' the Councils will be taking a conservative approach to housing delivery on small sites within Greater Cambridge.

A.17. The Councils have used these typical assumptions on the small sites of 9 dwellings or less included in the Greater Cambridge housing trajectory, and further commentary is provided in the small sites of 9 dwellings or less assessments in Appendix C.

Windfall Allowance

A.18. The NPPF (published in July 2021, paragraph 71) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends.

A.19. The Councils regularly review historic data on housing completions on windfall sites in Greater Cambridge. This data is considered, alongside national legislation and national and local planning policy and guidance that enables the delivery of housing, to provide the Councils evidence for the inclusion of a windfall allowance within their housing supply.

A.20. The Councils latest evidence on windfalls is included in the Housing Delivery Study for Greater Cambridge (October 2021). This replaces the Councils' evidence included in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (November 2019) that has informed the last three housing trajectories for Greater Cambridge.

A.21. As part of the Housing Delivery Study, AECOM (on behalf of the Councils) undertook a review of housing completions on windfall sites, and the study reports that although the Councils have been using a windfall allowance of 350 dwellings a year for Greater Cambridge, a review of the data indicates that up to 500 dwellings a year have been delivered. On the basis that national legislation and national and local planning policy and guidance continue to support the delivery of housing on windfall sites, AECOM conclude that there is evidence to justify continued delivery of windfalls in Cambridge and South Cambridgeshire.

A.22. The Housing Delivery Study for Greater Cambridge (2021) recommends that a justified and realistic windfall allowance is the mid-point between 350 dwellings and 500 dwellings, with a possible increase of 5%. The study therefore sets out a windfall allowance of 425-450 dwellings a year for Greater Cambridge, with 185-195 dwellings a year in Cambridge and 240-255 dwellings a year in South Cambridgeshire.

A.23. Commentary on the specific figures for the windfall allowance included in the Greater Cambridge housing trajectory is set out in the windfall allowance assessment in Appendix C.

Appendix B: Template Emails with Questions

Sites that fall within part (a) of the definition of deliverable

Greater Cambridge Housing Trajectory – [site]

Dear [name]

The Greater Cambridge housing trajectory is used to demonstrate that actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans, and to calculate the five year housing land supply for Greater Cambridge.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated housing completions within the next five years, ready for the start of the new five year supply period on 1 April 2022.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that where a site has detailed planning permission, the Councils can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years. National planning guidance sets out what can be used as evidence.

Taking account of this national planning policy and guidance, and appeal decisions in Greater Cambridge that have considered the Councils' five year housing land supply, the Councils would like to understand from you what progress has been made towards delivery of housing on [site]? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

[questions]

[These questions take account of the information that you provided to us in early 2021, that is published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2021): Appendix C, paragraphs x-x and Appendix D, Response x.] or [Our previous assumptions on the deliverability of this site are published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2021): Appendix C, paragraphs x-x.]

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

Sites that fall within part (b) of the definition of deliverable

Greater Cambridge Housing Trajectory – [site]

Dear [name]

The Greater Cambridge housing trajectory is used demonstrate that actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans, and to calculate the five year housing land supply for Greater Cambridge.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated housing completions within the next five years, ready for the start of the new five year supply period on 1 April 2022.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. To demonstrate this, national planning policy sets out that where a site is allocated or has outline planning permission, the Councils need to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

Taking account of this national planning policy and guidance, and appeal decisions in Greater Cambridge that have considered the Councils five year housing land supply, the Councils would like to understand from you what progress has been made towards delivery of housing on [site]? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

[questions]

[These questions take account of the information that you provided to us in early 2021, that is published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2021): Appendix C, paragraphs x-x and Appendix D, Response x.] or [Our previous assumptions on the deliverability of this site are published in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2021): Appendix C, paragraphs x-x.]

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

Appendix C: Assessment of Sites included in the Greater Cambridge Housing Trajectory

Allocations in the Cambridge Urban Area

C.1. The following sites are included in Table C2 or Table SC2 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

The Paddocks Trading Estate, Cherry Hinton Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R7	123 dwellings	18 October 2018	-	-	-	-
Total	**123 dwellings**	**-**	**-**	**-**	**-**	**-**

C.2. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R7). The site is allocated for 123 dwellings.

C.3. It is unclear exactly when the development will be started and completed as the Council has been unable to identify the landowner and therefore contact them or their agent. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to not carry this allocation forward into the new Local Plan, as it is considered more appropriate to retain the site for the existing mixed commercial uses. The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.4. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), this site is not considered deliverable or developable as, although the site is allocated in the Cambridge Local Plan 2018, the Council has been unable to identify the landowner and therefore contact them or their agent to understand their intentions regarding the delivery of residential development on this site.

379-381 Milton Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M1	95 dwellings	18 October 2018	-	-	-	-
Total	**95 dwellings**	**-**	**-**	**-**	**-**	**-**

C.5. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M1). The site is allocated for 95 dwellings and employment uses. The site is also included in the Proposed Submission North East Cambridge Area Action Plan, with an indicative capacity of 75 dwellings alongside commercial uses.

C.6. The developer (Brockton Everlast) has advised that they have recently acquired the site and are in the process of assembling a professional team to work up proposals for the redevelopment of the site (see Response 1 in Appendix D). The developer has advised that they are looking to engage in pre-application discussions with the Council in 2022 and anticipates that a planning application will be submitted in 2023 (see Response 1 in Appendix D). The developer anticipates that construction could start on site in 2025, that the first dwelling(s) could be completed in 2026/2027, and that the development of up to 95 dwellings could be completed by the end of 2027 (see Response 1 in Appendix D).

C.7. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) this site falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site is included in the Proposed Submission North East Cambridge Area Action Plan, the developer has advised that they are assembling a professional team to work up proposals for the redevelopment of the site, the developer anticipates that a planning application will be submitted in 2023, the developer anticipates that construction could start on site in 2025, and the developer anticipates that the development could be completed by the end of 2027. There is clear evidence that housing completions will begin on this site within five years.

BT telephone exchange and car park, Long Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R14	76 dwellings	18 October 2018	-	-	-	-
Total	**76 dwellings**	**-**	**-**	**-**	**-**	**-**

C.8. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R14). The site is allocated for 76 dwellings.

C.9. It is unclear exactly when the development will be started and completed as neither the landowner (Telereal Trillium) or their agent has provided a response. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to not carry this allocation forward into the new Local Plan, as there is uncertainty whether the site will come forward by 2041. The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.10. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), this site is not considered deliverable or developable as, although the site is allocated in the Cambridge Local Plan 2018, the Council has not had a response from the landowner or their agent to understand their intentions regarding the delivery of residential development on this site.

Willowcroft, Histon Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R2	78 dwellings	18 October 2018	-	-	-	-
14/1254/FUL (149 Histon Road)	14 dwellings	-	Full	6 August 2014	5 November 2014	2 April 2015
15/1369/FUL (149B Histon Road)	23 dwellings	-	Full	29 July 2015	6 January 2016	18 October 2016
17/0412/S73 (149B Histon Road)	revised design, to reduce number of dwellings to 21 dwellings	-	Variation of Condition	20 March 2017	-	3 November 2017
Total	**77 dwellings**	**-**	**-**	**-**	**-**	**-**

C.11. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R2). The site is allocated for 78 dwellings. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward the two undeveloped parts of this site (137 and 143 Histon Road) into the new Local Plan. The site has multiple landowners and is split into four parcels.

149 Histon Road

C.12. Full planning permission for the erection of 15 dwellings following the demolition of the existing buildings (including a dwelling) was approved in April 2015. The development was completed in 2016-2017.

149B Histon Road

C.13. The site has full planning permission for 21 dwellings following the demolition of an industrial building. At March 2021, the industrial building had been demolished and all 21 dwellings were under construction. The developer (BPHA) anticipates that all 21 apartments will be completed in April 2022 (see Response 3a in Appendix D).

C.14. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 21 dwellings on this part of the site (149B Histon Road) fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site has full planning permission, the site is in the ownership of a developer (BPHA), the development is under construction, and the developer anticipates that the development will be completed in April 2022. There is no evidence that the site will not be delivered within five years.

ATS Euromaster, 143 Histon Road

C.15. The site has been marketed as a residential development opportunity with the rebuilding of ATS at the front of the site and is under offer (see Response 3b in Appendix D). The agent (on behalf of ATS Euromaster) has advised that this site will be brought forward separately to land at 137 Histon Road, which is the other remaining undeveloped parcel within this allocation (see Response 3b in Appendix D). The agent anticipates that, subject to achieving planning permission, construction will start on the first dwelling(s) in Q1 2023, the first dwelling(s) will be completed in Q1/Q2 2024, and the development will be completed at the end of 2024 (see Response 3b in Appendix D).

C.16. The agent has also advised that it is anticipated that 40-50 dwellings could be delivered on this site (see Response 3b in Appendix D). The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 78 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. Deducting the completed dwellings at 149 Histon Road and the almost completed dwellings at 149B Histon Road leaves an indicative capacity for the remaining undeveloped part of this allocation of 42 dwellings. This part of the undeveloped part of this allocation is approximately 60% of the remainder, and 137 Histon Road is approximately 40% of the remainder. Therefore, for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 25 dwellings as this is 60% of

the indicative capacity of 42 dwellings for the remaining undeveloped parts of this allocation.

C.17. As the sale of the site is under offer, the Council has taken a more conservative approach to delivery on this site than anticipated by the agent to allow for the sale to be completed and a full planning application to be submitted and approved. The Council has assumed that this development will be completed in 2025-2026, which is consistent with its typical assumptions for a non-strategic site within the urban area – a lead-in time of 3 years from submission of a full planning application to first dwelling(s) completed, and a build out rate of the whole development being completed in the same year (see Appendix A).

C.18. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) this part of this site (143 Histon Road) falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that the sale of the site is under offer, and the agent anticipates that subject to achieving planning permission construction will start on the first dwelling(s) in Q1 2023 and that the development will be completed at the end of 2024. There is clear evidence that housing completions will begin on this part of the site (143 Histon Road) within five years.

Murketts, 137 Histon Road

C.19. The site has recently been sold, following marketing as a residential development opportunity. The agent (on behalf of Murketts) previously anticipated that a planning application would be submitted in early 2022, and that the development would be completed in early 2024 (see Greater Cambridge Local Plan – Development Strategy Topic Paper, Appendix 2A).

C.20. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 78 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. Deducting the completed dwellings at 149 Histon Road and the almost completed dwellings at 149B Histon Road leaves an indicative capacity for the remaining undeveloped part of this allocation of 42 dwellings. This part of the undeveloped part of this allocation is approximately 40% of the remainder, and 143 Histon Road is approximately 60% of the remainder. Therefore, for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 17 dwellings as this is 40% of the indicative capacity of 42 dwellings for the remaining undeveloped parts of this allocation.

C.21. As the site has recently been sold, the Council has assumed that the delivery of this site will be similar to the other undeveloped part of this allocation, where the sale of the site is under offer. The Council has assumed that this development will be completed in 2025-2026, based on its typical assumptions for a non-strategic site within the urban area – a lead-in time of 3 years from submission of a full planning application to first dwelling(s) completed, and a build out rate of the whole development being completed in the same year (see Appendix A).

C.22. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) this part of this site (137 Histon Road) falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site has recently been sold, the agent has previously advised that a planning application would be submitted in early 2022, and the agent has previously advised that the development would be completed in early 2024. There is clear evidence that housing completions will begin on this part of the site (137 Histon Road) within five years.

Travis Perkins, Devonshire Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R9	43 dwellings	18 October 2018	-	-	-	-
Total	**43 dwellings**	**-**	**-**	**-**	**-**	**-**

C.23. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R9). The site is allocated for 43 dwellings. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan.

C.24. A full planning application (21/03620/FUL) for the demolition of the existing depot building and redevelopment of the site to provide two new buildings for Class E(g)(i) / E(g)(ii) floorspace, three new buildings for 100 dwellings, and one new building for flexible commercial space (Class E) and flexible community space (Class F1/F2) was refused in December 2021 due to the scale, massing

and design of the proposed development. The planning statement submitted with the planning application sets out that First Base (a mixed use developer) and RPMI Railpen (the investment manager for the Railway Pension Nominees Limited) have entered into a contract to acquire the site from Travis Perkins, who are looking to relocate.

C.25. The Council is in the process of agreeing a Planning Performance Agreement with First Base and RPMI Railpen for pre-application discussions and the determination of a new full planning application, including 75 dwellings. The Council understands that a revised full planning application will be submitted in spring 2022 and officers anticipate that the revised application will be considered by the Council's planning committee in autumn 2022.

C.26. It is unclear exactly when the development will be started and completed as the agent (on behalf of First Base and RPMI Railpen) has not provided a response. However, the agent previously anticipated that with the submission of a full planning application in summer 2021, construction would start on the first dwelling(s) in Q2/Q3 2023, and that the first dwelling(s) will be completed in Q3 2024. The Council has therefore assumed that as the revised full planning application is anticipated to be submitted 9 months later than the original full planning application, that the first dwelling(s) will be completed in 2025-2026 which is a year later than previously anticipated. This is consistent with the Councils' typical assumptions for the delivery of a non-strategic site within the urban area – a lead-in time of 3 years from submission of a full planning application to first dwelling(s) completed, and a build out rate of the whole development being completed in the same year (see Appendix A).

C.27. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018 and a previous full planning permission on the site (11/1294/FUL) that was not implemented. The allocation is identified as having a capacity of 43 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. Therefore, for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 43 dwellings.

C.28. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 43 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, a Planning Performance Agreement is in the process of being agreed for pre-application discussions and the determination of a revised full planning application, the Council understands that a revised full planning application will be submitted in spring 2022, and the

Councils' typical assumptions anticipate that the development will be completed within five years. There is clear evidence that housing completions will begin on site within five years.

Police Station, Parkside, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M4	50 dwellings	18 October 2018	-	-	-	-
Total	**50 dwellings**	**-**	**-**	**-**	**-**	**-**

C.29. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the residue of that allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M4). The site is allocated for 50 dwellings. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan.

C.30. A full planning permission (20/04010/FUL) for a purpose built police station containing offices, custody suite and associated facilities at Milton was approved in March 2021, and progress is being made in discharging conditions. The landowner (Cambridgeshire Constabulary) has advised that the site will become available once the police have been relocated to the new purpose built police station at Milton (see Response 5 in Appendix D). The landowner has also advised that due diligence surveys, a building survey, structural engineer's report and utilities investigations have all been undertaken for the Parkside site, and that the timing of the appointment of a development partner will be guided by progress on the Milton project (see Response 5 in Appendix D). The landowner anticipates that a planning application for the redevelopment of this site will be submitted in 2025, that construction will start on the first dwelling(s) in 2026, that the first dwelling(s) will be completed in 2027, and that the development will be completed in 2028 (see Response 5 in Appendix D).

C.31. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, full planning permission has been approved for a new purpose built police station in Milton to allow the existing

uses on the site to be relocated, the landowner has advised that various surveys and investigations have been undertaken, and the landowner has advised that a planning application for the redevelopment of the site will be submitted in 2025. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Ridgeons, Cromwell Road, Cambridge

Policy or Planning Permission	**Proposal**	**Date Allocated**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
Site R12	245 dwellings	18 October 2018	-	-	-	-
16/1904/OUT	245 dwellings	-	Outline	31 October 2016	7 February 2018	21 June 2018
19/0288/FUL	295 dwellings	-	Full	4 March 2019	11 June 2019	16 October 2019
Total	**295 dwellings**	**-**	**-**	**-**	**-**	**-**

C.32. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R12). The site is allocated for 245 dwellings. The site has full planning permission for 295 dwellings, a nursery and community facility, play equipment and landscaping. At March 2021, 29 dwellings had been completed, 239 dwellings were under construction and 27 dwellings had not been started.

C.33. The developer (Cambridge Investment Partnership) is marketing the development as Timberworks. The developer has advised that a total of 55 dwellings had been completed by 31 December 2021 and anticipates that a further 26 dwellings will be completed between 1 January and 31 March 2022 (see Response 6 in Appendix D). This results in 52 dwellings anticipated to be completed in 2021-2022. The housebuilder anticipates that the development will be completed by June 2023 (see Response 6 in Appendix D).

C.34. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 295 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site is

allocated in the Cambridge Local Plan 2018, the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed in June 2023. There is no evidence that the site will not be delivered within five years.

Henry Giles House, Chesterton Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R4	48 dwellings	18 October 2018	-	-	-	-
Total	**48 dwellings**	**-**	**-**	**-**	**-**	**-**

C.35. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R4). The site is allocated for 48 dwellings. The site has multiple landowners and is split into two parcels.

Henry Giles House

C.36. The agent (on behalf of Telereal Trillium) has advised that the site is not currently available as it is tenanted, but that it will become available in 2027-2028 (see Response 7a in Appendix D). The agent has advised that no discussions have taken place with the landowners of Carlyle House about redeveloping the site as a whole, but they have advised that it may still be possible to do so (see Response 7a in Appendix D). The agent has advised that feasibility studies are being undertaken, and that Telereal Trillium believe the site could accommodate 76-90 dwellings (see Response 7a in Appendix D). The agent has advised that Telereal Trillium are developers and therefore would bring forward the delivery of the redevelopment of the site themselves (see Response 7a in Appendix D). The agent anticipates that a planning application will be submitted in 2026, that construction of the first dwelling(s) will start in 2028, that the first dwelling(s) will be completed in 2029-2030, and that the development will be completed in 2030 (see Response 7a in Appendix D).

C.37. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this part of the allocation into the new

Local Plan. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 48 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. This part of the allocation is approximately 80% of the whole site, and therefore for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 38 dwellings as this is 80% of the indicative capacity of 48 dwellings.

C.38. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this part of the site (Henry Giles House) is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that the site will become available in 2027-2028, the agent has advised that feasibility studies are being undertaken, the agent anticipates that a planning application will be submitted in 2026, and the agent anticipates that construction will start on the first dwelling(s) in 2028. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Carlyle House

C.39. The agent (on behalf of Longmead Capital Limited) has advised that in April 2021 full planning permission (20/03843/FUL) was granted for extensions to Carlyle House to provide additional office space (see Response 7b in Appendix D). In the planning statement submitted with the planning application for extensions to the building it refers to the site being allocated for residential development, and highlights that the proposed extensions do not preclude the site from coming forward for residential development in the future.

C.40. It is unclear whether the landowners intend to bring forward the redevelopment of the site for residential uses in the longer term, as the agent has only provided limited details in their response. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to not carry forward this part of the allocation into the new Local Plan, as there is uncertainty whether the site will come forward by 2041. The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.41. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this part of the site (Carlyle House) is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018, a full planning permission for extensions to the building to provide additional office space was granted in April 2021, and the

Council has no evidence that the landowners are intending to make the site available for residential development by 2041.

295 Histon Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R1	32 dwellings	18 October 2018	-	-	-	-
15/0519/OUT	26 dwellings	-	Outline	23 March 2015	6 January 2016	27 September 2016
19/0718/REM	26 dwellings	-	Reserved Matters	23 May 2019	17 December 2019	5 February 2020
Total	**26 dwellings**	**-**	**-**	**-**	**-**	**-**

C.42. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R1). The site is allocated for 32 dwellings. The site has detailed planning permission for the demolition of the existing dwelling and erection of 27 dwellings. At March 2021, the existing dwelling had been demolished, but no construction had started on the 27 new dwellings.

C.43. The housebuilder (Laragh Homes) is marketing the site as The Mews. The housebuilder has advised that construction has started on the new dwellings, with foundations and groundworks mostly complete at January 2022 (see Response 8 in Appendix D). The housebuilder anticipates that the first housing completions will be in July 2022 and that the development will be completed in late 2022 (see Response 8 in Appendix D).

C.44. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 26 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Laragh Homes), the development is under construction, and the housebuilder

anticipates that the development will be completed in late 2022. There is no evidence that the site will not be delivered within five years.

Betjeman House, Hills Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M44	156 dwellings	18 October 2018	-	-	-	-
06/0552/FUL	156 dwellings	-	Full	20 June 2006	6 August 2006	3 August 2007
Total	**156 dwellings**	**-**	**-**	**-**	**-**	**-**

C.45. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M44). The site is allocated for 156 dwellings, B1a and B1b employment uses and retail. The site has full planning permission for 156 dwellings, B1 office use, retail / food and drink uses including retention of 'Flying Pig' Public House, new community use, amenity space, and the re-location of the war memorial, which was approved in August 2007. A Variation of Conditions application (09/1177/EXP) to extend the time for implementation of the permission, was approved in June 2010. The B1 office use element of the planning permission has been completed, and therefore the planning permission will not lapse.

C.46. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan for mixed used development.

C.47. A full planning application (20/03429/FUL) that includes the demolition of Betjeman House, Broadcasting House, Ortona House, Francis House, and the rear multi-storey carpark to Francis House to allow for construction of two new commercial buildings providing flexible B1(a), B1(b), A1, A2, A3 uses; the construction of a basement with mezzanine level to provide for building services, cycle parking and car parking; the refurbishment of the Flying Pig Public House; and the creation of new public realm and landscaping was refused in April 2021. However, an appeal has been lodged and a public inquiry was held from 18 January to 2 February 2022.

C.48. The agent (on behalf of PACE Investments Ltd) has previously advised that if this non-residential development is allowed, it is their intention that this planning permission will replace the extant planning permission for 156 dwellings. Therefore, as there is uncertainty regarding the intention to deliver residential development on this site, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041 in this housing trajectory.

C.49. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018 and has an extant full planning permission including 156 dwellings, there is clear evidence that the intention of the landowner is not to deliver homes on this site within five years. However, this is likely to change in the event that planning permission for the alternative proposed development is refused.

Station Area - Pink Phase (Station Road West), Cambridge

Policy or Planning Permission	**Proposal**	**Date Allocated**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
Site M14	mix of uses including residential	18 October 2018	-	-	-	-
08/0266/OUT	up to 331 dwellings	-	Outline	22 February 2008	15 October 2008	09 April 2010
13/1034/REM	137 dwellings	-	Reserved Matters	16 December 2013	9 January 2014	9 January 2014
15/1759/FUL	89 dwellings	-	Full	12 November 2015	2 November 2016	8 March 2018
Total	**226 dwellings**	**-**	**-**	**-**	**-**	**-**

C.50. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M14). The site is allocated for a mix of uses including residential, use classes A and B, and other amenities.

The site had outline planning permission for the comprehensive redevelopment of the Station Road area, comprising up to 331 dwellings, 1,250 student units, Class B1a (office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, D1 (art workshop) floorspace, D1 (community room), D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either residential student or doctors surgery, and a hotel, a new multi storey cycle and car park, and new and improved private and public spaces across the blue and pink phases; however this planning permission has lapsed. Blocks C1, C2, D1 and F1 providing 137 dwellings within the pink phase have been completed.

C.51. Blocks I1 and K1 within the pink phase have full planning permission for the demolition of the existing buildings and the construction of two new mixed use buildings for office floorspace (Class B1), retail/cafe/restaurant floorspace (Class A1/A3) and 89 dwellings. At March 2021, all 89 dwellings were under construction.

C.52. The housebuilder (Weston Homes) is marketing the development as Three and Four Station Square. It is unclear exactly when the development will be completed as the housebuilder has not provided a response. However, at February 2022, the majority of the dwellings appear to have been sold but construction is still ongoing. Building K1 (24 dwellings) appears to be externally complete but with some internal works ongoing, and building I1 (65 dwellings) is still wrapped in scaffolding, without its external finishes completed, and also missing windows on the lower floors. The Council has therefore assumed that building K1 will be completed in 2021-2022 and building I1 will be completed in 2022-2023.

C.53. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the remaining 89 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Weston Homes), and the development is under construction. There is no evidence that the site will not be delivered within five years.

Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R5	35 dwellings	18 October 2018	-	-	-	-
21/01151/FUL	14 dwellings	-	Full	12 March 2021	-	-
Total	**35 dwellings**	**-**	**-**	**-**	**-**	**-**

C.54. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R5) for 35 dwellings. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan. The site has multiple landowners and is split into two parcels.

Camfields Resource Centre

C.55. The resource centre building has already been demolished and the site has temporarily been used as a construction compound for the works relating to the development of the Chisholm Trail. A full planning application for 14 dwellings and associated works was submitted in March 2021 and is being considered by the Council. The developer (This Land) has advised that the site is available, subject to securing planning permission (see Response 10a in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in October 2022, that the first dwelling(s) will be completed in July 2023, and that the development will be completed in October 2023 (see Response 10a in Appendix D).

C.56. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) this part of this site (Camfields Resource Centre) falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site is in the ownership of a developer (This Land), the resource centre building has been demolished, a full planning application is being considered by the Council, and the developer anticipates that construction will start on the first dwelling(s) in October 2022. There is clear evidence that housing completions will begin on this part of the site (Camfields Resource Centre) within five years.

Oil Depot

C.57. The landowner (Motor Fuel Group) previously advised that: the site is currently leased to Certas until 2036, they would secure planning permission for residential development before selling to a developer, due to the current use of the site the ground conditions and potential remediation would be key considerations, and development could be completed in circa 2037/2038 (see Greater Cambridge Local Plan – Development Strategy Topic Paper, Appendix 2A). The landowner has confirmed that the site will remain in its current use for at least the next five years (see Response 10b in Appendix D).

C.58. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, and the landowner anticipates that development could be completed in circa 2037/2038. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

149 Cherry Hinton Road and Telephone Exchange, Coleridge Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R8	33 dwellings	18 October 2018	-	-	-	-
Total	**33 dwellings**	**-**	**-**	**-**	**-**	**-**

C.59. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R8) for 33 dwellings. The site has multiple landowners and is split into two parcels.

149 Cherry Hinton Road

C.60. The agent (on behalf of GCR CamProp Ten Ltd) has advised that the landowners do not intend to deliver housing on their part of the site (see Response 11a in Appendix D). The agent has also advised that the landowners have recently secured planning permission for the extension and alteration of the

existing buildings on the site for continued business use (see Response 11a in Appendix D).

C.61. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to not carry this part of the allocation forward into the new Local Plan, as there is uncertainty whether the site will come forward by 2041. The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.62. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this part of the site (149 Cherry Hinton Road) is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018 the agent has advised that the landowners do not intend to deliver housing on this part of the site.

Telephone Exchange, Coleridge Road

C.63. It is unclear exactly when the development will be started and completed as neither the landowner (Telereal Trillium) or their agent has provided a response. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to not carry this part of the allocation forward into the new Local Plan, as there is uncertainty whether the site will come forward by 2041. The Council has therefore made no allowance for housing on this site by 2041 in this housing trajectory.

C.64. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), this part of the site (Telephone Exchange) is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018 the Council has not had a response from the landowner or their agent to understand their intentions regarding the delivery of residential development on this site.

Mill Road Depot, Mill Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R10	167 dwellings	18 October 2018	-	-	-	-
17/2245/FUL	182 dwellings	-	Full	22 December 2017	28 March 2018	11 June 2018
18/1947/S73	additional 4 dwellings	-	Variation of Condition	11 December 2018	17 June 2019	14 August 2019
19/0175/FUL	50 dwellings	-	Full	15 February 2019	17 June 2019	14 August 2019
Total	**236 dwellings**	**-**	**-**	**-**	**-**	**-**

C.65. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R10) for 167 dwellings. The site has detailed planning permission for phase 1: 186 dwellings, floorspace for Use Class B1 (Business) or D1 (Non-Residential Institutions) in the alternative, and open space. The site has full planning permission for phase 2: 49 affordable dwellings, a community centre and ancillary office and meeting rooms, and change of use of Gate House to commercial uses (Use Classes A1/A2/A3/B1/D1 in the alternative) on the ground floor with an affordable dwelling on the first floor, and open space. At March 2021, 54 dwellings had been completed and 182 dwellings were under construction.

C.66. The developer (Cambridge Investment Partnership) is marketing the development as Ironworks. The developer has advised that a total of 55 dwellings had been completed by 31 December 2021 and anticipates that a further 27 dwellings will be completed between 1 January and 31 March 2022 (see Response 12 in Appendix D). The housebuilder anticipates that the development will be completed in autumn 2022 (see Response 12 in Appendix D).

C.67. Council Tax information records a further 28 dwellings as completed by 31 December 2021 that have not been referred to by the developer. The Council has therefore recorded 56 dwellings as anticipated to be completed in 2021-

2022, as this is the number of additional plots anticipated to be completed by 31 March 2022 compared to those recorded as completed at 31 March 2021. The remaining dwellings on this site (126 dwellings) are anticipated to be completed in 2022-2023.

C.68. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 236 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed in autumn 2022. There is no evidence that the site will not be delivered within five years.

Horizon Resource Centre, 285 Coldham's Lane, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R11	40 dwellings	18 October 2018	-	-	-	-
Total	**40 dwellings**	**-**	**-**	**-**	**-**	**-**

C.69. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R11) for 40 dwellings. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to not carry this allocation forward into the new Local Plan, as there is uncertainty whether the site will come forward by 2041. However, the landowner (Cambridgeshire County Council) submitted representations during the public consultation on the First Proposals that seek the continued allocation of this site in the new Greater Cambridge Local Plan for residential development (see Response 13 in Appendix D).

C.70. The landowner has advised that the site is currently in operational use, but that it is likely to become available in the next 5-10 years as it has been declared surplus to operational requirements and significant investment is required to address issues relating to the fabric of the building (see Response 13 in Appendix D). The landowner has advised that they will consider how the site is brought forward for development, but that in line with their disposal policy it is

likely that they will secure outline planning permission before they sell the site (see Response 13 in Appendix D). The landowner anticipates that construction could start on site in 2028, that the first dwelling(s) could be completed in 2028, and that the development could be completed in 2030 (see Response 13 in Appendix D).

C.71. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that the site is likely to become available in the next 5-10 years, and the landowner anticipates that construction could start on the first dwelling(s) in 2028. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Cambridge Professional Development Centre, Foster Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R16	67 dwellings	18 October 2018	-	-	-	-
Total	**67 dwellings**	**-**	**-**	**-**	**-**	**-**

C.72. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R16) for 67 dwellings. The site has planning permission (FMW/085/19) for the temporary change of use from education training use to office use and the installation of a modular office building for a period of five years, which was approved in February 2021.

C.73. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to not carry this allocation forward into the new Local Plan, as there is uncertainty whether the site will come forward by 2041. However, the landowner (Cambridgeshire County Council) submitted representations during the public consultation on the First Proposals that seek the continued allocation of this site in the new Greater Cambridge Local Plan for residential development (see Response 14 in Appendix D).

C.74. The landowner has advised that the site is currently in operational use, but that they will be looking to progress the delivery of dwellings on this site shortly due

to the poor condition of the building such that it is nearing the end of its economic life (see Response 14 in Appendix D). The landowner has advised that they will consider how the site is brought forward for development, but that in line with their disposal policy it is likely that they will secure outline planning permission before they sell the site (see Response 14 in Appendix D). The landowner anticipates that construction could start on site in 2028, that the first dwelling(s) could be completed in 2028, and that the development could be completed in 2030 (see Response 14 in Appendix D).

C.75. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that they will be looking to progress the delivery of dwellings on the site shortly, and the landowner anticipates that construction could start on the first dwelling(s) in 2028. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Clifton Road Area, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M2	550 dwellings	18 October 2018	-	-	-	-
Total	**550 dwellings**	**-**	**-**	**-**	**-**	**-**

C.76. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M2) for a maximum capacity of 550 dwellings, and employment and leisure related uses. Policy 21 sets out that a Supplementary Planning Document (SPD) for the area needs to be prepared and adopted before any major planning application is submitted. The site has multiple landowners and is split into four parcels.

Clifton Road Industrial Estate

C.77. This site (except for Rustat House) is owned by Cambridge City Council and is leased to USS on a long lease. Rustat House is owned by USS. The agent (on behalf of USS) is continuing to promote the allocation for residential

development through the preparation of the new Greater Cambridge Local Plan. The agent has advised that the differing landownership and leases across the whole of the allocation mean that it could not be brought forward for redevelopment as a whole at this time (see Response 15a in Appendix D). The agent has also advised that a site assessment will be undertaken in 2022, that USS are currently shortlisting development advisors, and that USS may develop the first phase themselves (see Response 15a in Appendix D).

C.78. The agent has advised that a review of vacant possession block dates has been undertaken and that the site will become available in phases, with the first phase being available from 2026/2027 (see Response 15a in Appendix D). The agent anticipates that the land owned or leased by USS could deliver around 550 dwellings, at a rate of 100-150 dwellings per year (see Response 15a in Appendix D). The agent anticipates that an outline / hybrid application will be submitted in 2023-2024, that construction will start on the first dwelling(s) in 2026-2027, that the first dwelling(s) will be completed in 2026-2027, and that the development will be completed in 2031-2032 (see Response 15a in Appendix D).

C.79. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan, however it highlights that the Council has limited evidence that the site will come forward and that further evidence is needed to have greater certainty that the site will be delivered by 2041. The Council will continue to explore the deliverability and / or developability of this part of the allocation through the preparation of the new Greater Cambridge Local Plan.

C.80. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of up to 550 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. This part of the allocation is approximately 65% of the whole site, and therefore for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide up to 360 dwellings as this is 65% of the indicative capacity of up to 550 dwellings.

C.81. Although the agent has advised that a site assessment will be undertaken in 2022 and that USS are currently shortlisting development advisors, an SPD for the area has not yet been drafted and the agent has advised that the first phase of the site will not be available until 2026/2027 due to existing leases. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period.

However, it is anticipated that the development will come forward by 2041. The Council has used its typical assumptions for a strategic site of 200-499 dwellings to anticipate the delivery timetable for this site, therefore a lead-in time of 6 years from submission of an outline planning application to first dwelling(s) completed, and a build out rate of up to 50 dwellings a year (see Appendix A).

C.82. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this part of the site (Clifton Road Industrial Estate) is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that a site assessment will be undertaken in 2022 and that an outline / hybrid application will be submitted in 2023-2024, and the agent anticipates that construction will start on the first dwelling(s) in 2026-2027. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Clifton Court

C.83. This site is owned by Cambridge City Council and is leased to SJK on a long lease. The agent (on behalf of SJK) has advised that there are no plans to make the site available for an alternative use, such as residential development, at this time as it is occupied by office users and demand for vacant units is still good (see Response 15b in Appendix D). The agent has also advised that no discussions have taken place with the other landowners about bringing forward the redevelopment of this allocation as a whole (see Response 15b in Appendix D).

C.84. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan, however it highlights that the Council has limited evidence that the site will come forward and that further evidence is needed to have greater certainty that the site will be delivered by 2041. The Council will continue to explore the deliverability and / or developability of this part of the allocation through the preparation of the new Greater Cambridge Local Plan. However, as the agent has advised that there are no plans to make this part of the site available, the Council has made no allowance for housing on this part of the site by 2041 in this housing trajectory.

C.85. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this part of the site (Clifton Court) is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018, the Council has no evidence that the leaseholder is intending to make the site available for residential development by 2041.

Royal Mail Sorting Office

C.86. This site is owned by the Royal Mail Group. It is unclear exactly when the development will be started and completed as neither the landowner or their agent has provided a response. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan, however it highlights that the Council has limited evidence that the site will come forward and that further evidence is needed to have greater certainty that the site will be delivered by 2041. The Council will continue to explore the deliverability and / or developability of this part of the allocation through the preparation of the new Greater Cambridge Local Plan. However, as the Council has no evidence from the landowner that they are intending to bring forward the site for residential development, the Council has made no allowance for housing on this part of the site by 2041 in this housing trajectory.

C.87. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this part of the site (Royal Mail Sorting Office) is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018, the Council has no evidence that the site will become available for residential development by 2041.

Unit 2, Clifton Way

C.88. This site is owned by X-Leisure (Cambridge I) Ltd, and the building is currently occupied by Pickfords. It is unclear exactly when the development will be started and completed as neither the landowner or their agent has provided a response. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan, however it highlights that the Council has limited evidence that the site will come forward and that further evidence is needed to have greater certainty that the site will be delivered by 2041. The Council will continue to explore the deliverability and / or developability of this part of the allocation through the preparation of the new Greater Cambridge Local Plan. However, as the Council has no evidence from the landowner that they are intending to bring forward the site for residential development, the Council has made no allowance for housing on this part of the site by 2041 in this housing trajectory.

C.89. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this part of the site (Unit 2, Clifton Way) is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018, the Council has no evidence that the site will be available for residential development by 2041.

82-88 Hills Road and 57-63 Bateman Street, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M5	20 dwellings	18 October 2018	-	-	-	-
Total	**20 dwellings**	**-**	**-**	**-**	**-**	**-**

C.90. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site M5) for 20 dwellings and employment uses. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan for mixed use development.

C.91. It is unclear exactly when the development will be started and completed as neither the landowner (Trinity Hall) or their agent has provided a response. However, the agent has previously advised that the site is anticipated to be available before 2031, that Trinity Hall is considering redevelopment options for the site, and that a planning application could be submitted within the next 10 years.

C.92. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the agent has previously advised that redevelopment options for the site are being considered, and the agent has previously advised that a planning application could be submitted within 10 years. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R6	75 dwellings	18 October 2018	-	-	-	-
Total	**75 dwellings**	**-**	**-**	**-**	**-**	**-**

C.93. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R6) for 75 dwellings. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan, however it highlights that the Council has limited evidence that the site will come forward and that further evidence is needed to have greater certainty that the site will be delivered by 2041. The site has multiple landowners and is split into five parcels.

C.94. The landowners have been collaborating with the Council to establish a Statement of Principles (or development framework) for this allocation and the adjacent local centre, which once finalised will be a material consideration when determining planning applications.

636-656 Newmarket Road

C.95. The agent (on behalf of Cambridge City Council) has advised that the default position is that each landowner will bring forward separate planning applications for the land in their ownership, but has highlighted there are still opportunities for some landowners to work together and that this is being discussed (see Response 17a in Appendix D). The agent has also advised that Cambridge City Council has led on the One Public Estate funded project for this site that seeks to deliver both community benefits and additional housing, and that consultation on the proposals will take place later in 2022 (see Response 17a in Appendix D). The agent has advised that Cambridge City Council are looking at the redevelopment of 636-656 Newmarket Road alongside the redevelopment of the adjoining local centre (that falls outside of the allocation) and that together these sites are likely to deliver 120-150 homes (see Response 17a in Appendix D). The agent anticipates that a planning application will be submitted in 2023/2024, that the site will become available in 2024/2025, that construction will start on

the first dwelling(s) in 2024/2025, and that the development will be completed in 2026/2027 (see Response 17a in Appendix D). The agent has advised that the redevelopment of this site is likely to be delivered by Cambridge Investment Partnership (see Response 17a in Appendix D).

C.96. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 75 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. This part of the allocation is approximately 13% of the whole site, and therefore for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 10 dwellings as this is 13% of the indicative capacity of 75 dwellings. Based on this assumption, this part of the allocation would result in a net loss of dwellings, as there are 12 existing flats on this site.

C.97. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) this part of this site (636-656 Newmarket Road) falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that a planning application will be submitted in 2023/2024, the agent anticipates that construction will start on the first dwelling(s) in 2024/2025, and the agent anticipates that the development will be completed in 2026/2027. There is clear evidence that housing completions will begin on this part of the site (636-656 Newmarket Road) within five years.

Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, Newmarket Road

C.98. It is unclear what the intentions are of The Churches Trust in relation to the delivery of housing on this part of the site as they have not provided a response. The Council will continue to explore the deliverability and / or developability of this part of the allocation through the preparation of the new Greater Cambridge Local Plan. However, as the Council has no evidence from the landowner that they are intending to bring forward the site for residential development, the Council has made no allowance for housing on this part of the site by 2041 in this housing trajectory.

C.99. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this part of the site (Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall) is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018 the Council has not had a response from the landowner or their

agent to understand their intentions regarding the delivery of residential development on this site.

1-6 The Green, Newmarket Road

C.100. The site has full planning permission (19/1048/FUL) for the change of use of the land for the siting of 5 temporary homes to provide accommodation for homeless people together with 1 temporary home for a warden/key worker. A condition on the planning permission requires the use to cease three years after first occupation. The homes were first occupied in June 2020. As these homes have only been permitted for a temporary period, they have not been included in this housing trajectory.

East Barnwell Community Centre

C.101. The agent (on behalf of Cambridgeshire County Council) has advised that no detailed discussions have taken place relating to bringing forward this allocation as a whole for redevelopment, but has highlighted that Cambridgeshire County Council would be willing to work with the other landowners if it was feasible (see Response 17c in Appendix D). The agent anticipates that this part of the allocation will be brought forward ahead of the other parts and has advised that proposals for its redevelopment are being developed (see Response 17c in Appendix D). The agent has advised that two mixed use proposals have been developed for between 31 and 37 dwellings, a new community centre, library and potentially a pre-school area, and that they are waiting for pre-application advice on these proposals from the Council (see Response 17c in Appendix D). The agent anticipates that a full planning application will be submitted within the next 6-12 months (see Response 17c in Appendix D). The agent has advised that the delivery timetable is unknown at this stage (see Response 17c in Appendix D).

C.102. The principle of residential development on this site has been agreed through its allocation in the Cambridge Local Plan 2018. The allocation as a whole is identified as having a capacity of 75 dwellings based on an initial assessment as part of the plan making process, however the Cambridge Local Plan 2018 recognises that the final number may be greater or smaller depending on detailed assessment and detailed design. This part of the allocation is approximately 33% of the whole site, and therefore for the purposes of the housing trajectory, until a planning permission is granted, the Council is only relying on this site to provide 25 dwellings as this is 33% of the indicative capacity of 75 dwellings.

C.103. The Council has used its typical assumptions for a non-strategic site within the urban area to anticipate the delivery timetable for this site, therefore a lead-in

time of 3 years from submission of a full planning application to first dwelling(s) completed, and a build out rate of the whole development being completed in the same year (see Appendix A).

C.104. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) this part of this site (East Barnwell Community Centre) falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the agent has advised that two mixed use proposals have been developed for the site, the agent anticipates that a full planning application will be submitted within the next 6-12 months, and the Councils' typical assumptions anticipate that the development will be completed within five years. There is clear evidence that housing completions will begin on this part of the site (East Barnwell Community Centre) within five years.

Cambridge Spiritualist Centre, Newmarket Road

C.105. The landowner (Cambridge Spiritualist Centre) has advised that they have no plans to redevelop this part of the site (see Response 17d in Appendix D). The Council will continue to explore the deliverability and / or developability of this part of the allocation through the preparation of the new Greater Cambridge Local Plan. However, as the landowner has advised that there are no plans to make this part of the site available, the Council has made no allowance for housing on this part of the site by 2041 in this housing trajectory.

C.106. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this part of the site (Cambridge Spiritualist Centre) is not considered deliverable or developable, as although the site is allocated in the Cambridge Local Plan 2018 the landowner has advised that they have no plans to redevelop this site.

315-349 Mill Road and Brookfields, Cambridge

Policy or Planning Permission	**Proposal**	**Date Allocated**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
Site R21	78 dwellings	18 October 2018	-	-	-	-
Total	**78 dwellings**	**-**	**-**	**-**	**-**	**-**

C.107. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R21). The site is allocated for 78 dwellings, employment uses (including healthcare) and up to 270 student rooms. The 270 student rooms have been completed as Cam Foundry. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to carry forward this allocation into the new Local Plan.

C.108. The landowner (Cambridgeshire Community Services NHS Trust) has advised that they have undertaken some feasibility investigations, in partnership with Cambridge City Council as neighbouring landowner, to establish the the areas with development potential (see Response 18 in Appendix D). The landowner has advised that further work is required to establish the future retained health use requirements for the site, in light of recent and anticipated changes in service delivery, and that any proposed changes will need to be subject to consultation (see Response 18 in Appendix D). The landowner has advised that further investigation is needed to identify how the redevelopment of the site can be delivered in parallel with continued delivery of the healthcare uses (see Response 18 in Appendix D). The landowner has advised that One Public Estate funding has been secured to support further progress of option development and appraisal, and that this work will commence in 2022-2023 (see Response 18 in Appendix D). The landowner anticipates that the site will become available before 2031, but has advised that they are unable to commit to detailed timescales at this point (see Response 18 in Appendix D).

C.109. As the site is still being used for health care uses, and the landowner has advised that any redevelopment options would need to be subject to public consultation and further investigation to identify how they could be delivered in parallel with continued delivery of healthcare uses, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period. However, it is still anticipated that the development will come forward by 2041.

C.110. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that some feasibility investigations have been undertaken, the landowner has advised that One Public Estate funding has been secured to support further progress of option development and appraisal, and the landowner anticipates that the site will become available before 2031. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Grange Farm, off Wilberforce Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site U3	120 student rooms	18 October 2018	-	-	-	-
21/02052/FUL	38 dwellings	-	Full	4 May 2021	2 February 2022	1 March 2022
Total	**38 dwellings**	**-**	**-**	**-**	**-**	**-**

C.111. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site U3). The site is allocated for 120 student rooms. The site has full planning permission for the demolition of existing buildings/structures (including a bungalow) and the erection of college accommodation, which was approved in March 2022. The new college accommodation is in the form of 39 townhouses and 'family' houses. The planning application covers a larger site than the allocation in the Cambridge Local Plan 2018.

C.112. The agent (on behalf of St Johns College) has advised that construction of the dwellings has been competitively tendered and that a preferred contractor will be appointed in March 2022 (see Response 19 in Appendix D). The agent anticipates that demolition of the existing buildings, site clearance and archaeology works will be undertaken in summer 2022 (see Response 19 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in August 2022, and that the development will be completed in June 2024 (see Response 19 in Appendix D).

C.113. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 38 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the Cambridge Local Plan 2018, the site has full planning permission, the agent has advised that a preferred contractor to deliver the development will be appointed in March 2022, the agent anticipates that construction will start on site in August 2022, and the agent anticipates the

development will be completed in June 2024. There is no evidence that the site will not be delivered within five years.

Orchard Park

C.114. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the South Cambridgeshire Local Plan 2004 for development including 900 dwellings and the allocation has been carried forward into subsequent plans, including the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/1). There are two remaining undeveloped parcels.

Parcel L2

C.115. The site has full planning permission (20/03802/FUL) for 75 dwellings, which was approved in September 2021. The developer (Cambridge Investment Partnership) is marketing the development as Canning Square. The developer has advised that construction commenced in December 2021 (see Response 20 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in December 2023 and that the development will be completed in February 2024 (see Response 20 in Appendix D).

C.116. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 75 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed in February 2024. There is no evidence that the site will not be delivered within five years.

Parcel Com4

C.117. The site has full planning permission (S/4191/19/FL) for 80 dwellings, which was approved in August 2020. A condition on the full planning permission requires that the development begins within three years from the date of the permission. Discharge of conditions applications are being considered by the Council, and officers are working with the agent to ensure that all conditions can be discharged.

C.118. The agent (on behalf of Marchingdale Developments Limited) anticipates that construction will start on the first dwelling(s) in December 2022, subject to the discharge of conditions, and that the development will be completed in January 2024 (see Response 21 in Appendix D).

C.119. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 80 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, discharge of conditions applications are being considered by the Council, the agent anticipates that construction will start on the first dwelling(s) in December 2022, and the agent anticipates that the development will be completed in January 2024. There is no evidence that the site will not be delivered within five years.

Allocations on the Cambridge Fringe

C.120. The following sites are included in Table C3 and / or Table SC3 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

North West Cambridge (Eddington)

C.121. Eddington is a housing-led mixed-use development on the north western edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The site was allocated in the North West Cambridge Area Action Plan (adopted in October 2009). The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University, including 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing.

C.122. Outline planning permission for up to 3,000 dwellings, up to 2,000 student bedspaces, employment floorspace (Classes B1(b), D1 and sui generis research uses), retail floorspace (Use Classes A1 to A5), senior living (Class C2), community centre, indoor sports provision, police, health care, primary school, nurseries (Class D1), hotel, energy centre, and open spaces was approved in February 2013. It is anticipated that 1,849 dwellings will be provided in Cambridge and 1,151 dwellings will be provided in South Cambridgeshire.

C.123. Phase 1 was anticipated to provide the following residential uses: 700 dwellings for University and College staff, 450 market homes and 325 post graduate student rooms.

C.124. Lot 1 (117 dwellings in Cambridge), lot 2 (264 dwellings in Cambridge), lot 3 (232 dwellings in Cambridge), lot 8 (73 dwellings in Cambridge) and lot 5 (325 student bed spaces) have been completed.

C.125. The build out of North West Cambridge (Eddington) so far is shown in Figure 10 (below).

Figure 10: Build out of North West Cambridge (Eddington)

Lot	Dwellings permitted	Local Authority	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Dwellings completed in 2019-2020	Dwellings completed in 2020-2021	Total completions
1	117	Cambridge	0	117	0	0	0	117
2	264	Cambridge	0	0	264	0	0	264
3	232	Cambridge	0	232	0	0	0	232
8	73	Cambridge	73	0	0	0	0	73
S3	186	Cambridge	0	0	0	0	0	0
M1 & M2	121	Cambridge	0	3	109	7	2	121
M1 & M2	128	South Cambridgeshire	0	1	36	15	33	85
M3	106	Cambridge	0	0	0	0	0	0
Total	**-**	**-**	**73**	**353**	**409**	**22**	**35**	**892**

C.126. **Lots M1 & M2** (S/2219/15/RM and 15/1663/REM, revised by S/2766/19/RM, 20/01762/REM and 20/01549/REM) have detailed planning permission for 249 dwellings, with 121 dwellings in Cambridge and 128 dwellings in South Cambridgeshire. At March 2021, all 121 dwellings had been completed in Cambridge, 85 dwellings had been completed in South Cambridgeshire, 13 dwellings were under construction in South Cambridgeshire, and 30 dwellings had not been started in South Cambridgeshire.

C.127. The housebuilder (Hill) is marketing the development as Knights Park. The housebuilder has advised that no additional dwellings had been completed by 31 December 2021 and that no further dwellings are anticipated to be completed between 1 January and 31 March 2022 (see Response 22a in Appendix D). The housebuilder anticipates that the remaining dwellings on these lots will be completed in 2022-2023 (see Response 22a in Appendix D).

C.128. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 239 dwellings on lots M1 & M2 fall within part (a) of the definition of deliverable. These lots are considered deliverable as: these lots have detailed planning permission, these lots are in the ownership of a housebuilder (Hill), these lots are under construction, and the housebuilder anticipates these lots will be completed by March 2023. There is no evidence that lots M1 & M2 will not be delivered within five years.

C.129. **Lot S3** (18/1195/REM) has detailed planning permission for 186 dwellings, and all dwellings are within Cambridge. At March 2021, 48 dwellings were under construction and 138 dwellings had not been started. The housebuilder (Hill) is marketing the development as Rubicon. The housebuilder has advised that at February 2022 all dwellings on this lot are under construction (see Response 22b in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed on this lot in September 2022 and that this lot will be completed in December 2022 (see Response 22b in Appendix D).

C.130. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 186 dwellings on lot S3 fall within part (a) of the definition of deliverable. This lot is considered deliverable as: the lot has detailed planning permission, the lot is in the ownership of a housebuilder (Hill), the lot is under construction, and the housebuilder anticipates that the lot will be completed in December 2022. There is no evidence that lot S3 will not be delivered within five years.

C.131. **Lot M3** (17/0285/REM) has detailed planning permission for 106 dwellings and commercial space (use class D1), and all dwellings are within Cambridge. A material start has been made on site and therefore the planning permission remains extant. The housebuilder (Hill) has advised that they are intending to

recommence construction on site by the end of 2022 (see Response 22c in Appendix D). The housebuilder anticipates that this lot will be completed in 2025-2026 (see Response 22c in Appendix D).

C.132. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 106 dwellings on lot M3 fall within part (a) of the definition of deliverable. This lot is therefore considered deliverable as: the lot has detailed planning permission, the lot is in the ownership of a housebuilder (Hill), a material start has been made on site, the housebuilder has advised that they intend to recommence construction on site by the end of 2022, and the housebuilder anticipates that the lot will be completed in 2025-2026. There is no evidence that lot M3 will not be delivered within five years.

C.133. A reserved matters planning application for 373 dwellings (21/04036/REM, with all dwellings within South Cambridgeshire) on **Lots S1 & S2** was submitted in August 2021 and is being considered by the Council. A Planning Performance Agreement was agreed in October 2020 between the Council and Present Made that covers the determination of the reserved matters planning application, with the provision to extend to cover the discharge of planning conditions if agreed. The agent (on behalf of Present Made) has advised that the scheme is for build to rent homes and that arrangements are being made to commence development shortly after approval of the reserved matters planning application (see Response 22e in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in 2023, that the first dwelling(s) will be completed in 2023, and that the lots will be completed in 2024 (see Response 22e).

C.134. The Council considers that the agent's anticipated timetable for the delivery of these lots, which anticipates that both construction will start on site and that the first 100 dwellings will be completed within the same three month period (January – March 2023), is ambitious. Although the Council understands that modern methods of construction, in the form of modular units, will be used to deliver the proposed dwellings on these lots, the Council has taken a conservative approach to delivery on these lots, and assumed that the first dwellings will be completed 3-6 months later, and therefore that the first completions will be in 2023-2024 rather than 2022-2023.

C.135. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 373 dwellings on lots S1 & S2 fall within part (b) of the definition of deliverable. These lots are considered deliverable as: the lots have outline planning permission, a reserved matters planning application for these lots is being considered by the Council, the lots are in the ownership of a developer (Present Made), the lots are subject to a Planning Performance Agreement, and the agent anticipates that construction will start on the first

dwelling(s) in 2023. There is clear evidence that housing completions will begin on lots S1 & S2 within five years.

C.136. Pre-application discussions have been taking place relating to **Lot 4**. The housebuilder (Hill) has advised that they are in the process of preparing a reserved matters planning application for 88 dwellings (all within South Cambridgeshire) and anticipates that the application will be submitted in February 2022 (see Response 22f in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in October 2022, that the first dwelling(s) will be completed in May 2024, and that the lot will be completed in October 2024 (see Response 22f in Appendix D). Officers understand that the reserved matters planning application will now be submitted in early April 2022 (rather than in February 2022); however this slight delay in submission of the planning application should not affect the anticipated completion of lot 4 in 2024-2025.

C.137. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 88 dwellings on lot 4 fall within part (b) of the definition of deliverable. This lot is considered deliverable as: the lot has outline planning permission, the lot is in the ownership of a housebuilder (Hill), pre-application discussions have been undertaken, the housebuilder anticipates that a reserved matters planning application will be submitted in February 2022, and the housebuilder anticipates that construction will start on the first dwelling(s) in October 2022. There is clear evidence that housing completions will begin on lot 4 within five years.

C.138. Pre-application discussions have been taking place for **Lots M4 & M5** (with all dwellings within Cambridge). The agent (on behalf of Durkan / Latimer) has advised that the University of Cambridge have conditionally contracted the sale of these lots to Durkan / Latimer Joint Venture (see Response 22d in Appendix D). The agent has advised that pre-application discussions are ongoing but that officers have indicated that the latest proposed scheme of 160 dwellings is likely to be viewed favourably, subject to some further refinements (see Response 22d in Appendix D). The agent anticipates that a reserved matters planning application will be submitted in Q2 or Q3 2022 (see Response 22d in Appendix D). A Planning Performance Agreement was agreed in March 2021 between the Council and Durkan that covers the determination of the reserved matters planning application, with the provision to extend it to cover the discharge of planning conditions if agreed.

C.139. The agent has advised that the location of these lots away from the already developed parts of the Eddington development mean that a new haul road, access roads, and supporting infrastructure will need to be constructed prior to construction starting on the new dwellings (see Response 22d in Appendix D).

The agent has advised that the reserved matters planning application for these lots will seek permission for this infrastructure as well as the proposed scheme (see Response 22d in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in late Q4 2023, that the first dwelling(s) will be completed in early Q1 2025, and that these lots will be completed in 2027-2028 (see Response 22d in Appendix D).

C.140. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 160 dwellings on lots M4 & M5 fall within part (b) of the definition of deliverable. These lots are considered deliverable as: the lots have outline planning permission, the University have conditionally contracted the sale of these lots to a developer (Durkan / Latimer Joint Venture), pre-application discussions are ongoing, the lots are subject to a Planning Performance Agreement, the agent anticipates that a reserved matters planning application will be submitted in Q2 or Q3 2022, and the agent anticipates that construction will start on the first dwelling(s) in late Q4 2023. There is clear evidence that housing completions will begin on lots M4 & M5 within five years.

C.141. The **remainder** of the site has outline planning permission, which was approved in February 2013. A condition on each of the outline planning permissions allows the landowner ten years for the submission of all reserved matters planning application(s) for housing (with the exception of any student accommodation that falls within Use Class C2); therefore all reserved matters planning applications for housing would need to be submitted by February 2023.

C.142. The landowner (University of Cambridge) has advised that they are looking carefully at the remaining plots to achieve a balance between continued delivery of new dwellings, whilst working in parallel on a revised densified masterplan for the site in line with the Councils' preferred approach as set out in the Greater Cambridge Local Plan – First Proposals (see Response 22g in Appendix D). The landowner has provided information on the anticipated completions for the next five years that shows it will be from the lots with extant detailed planning permission or where a detailed planning application has been submitted or will be submitted in 2022 (see Response 22g in Appendix D).

C.143. The Greater Cambridge Local Plan – First Proposals sets out the Councils' preferred approach for this development to provide additional capacity. The University of Cambridge are reviewing the capacity of the remaining parcels. As this review process is not yet complete, the Councils have taken a conservative approach to the delivery on the remainder of this site (which consists of those lots that only have outline planning permission and have not been referred to above) by making no allowance for housing on this remainder within the five year period; however it is anticipated that the housing on the remainder of this

development will be delivered by 2041. The Council has also continued to assume that the build out of this development (beyond the next five years) will be up to 250 dwellings a year split across Cambridge and South Cambridgeshire, which is a conservative approach compared to the Councils' typical assumptions for build out rates of urban extensions which are that up to 350 dwellings a year could be delivered, following a gradual build up over four years from 50 dwellings in the first year (see Appendix A). The Councils will continue to explore the anticipated build out rates for this allocation through the preparation of the new Greater Cambridge Local Plan.

C.144. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the remainder of this site is considered developable as: the site is allocated in the North West Cambridge Area Action Plan, the site has outline planning permission, the Councils have set out a preferred approach for the delivery of this site in the Greater Cambridge Local Plan – First Proposals, and the landowner has advised that they are looking carefully at the remaining plots to achieve a balance between continued delivery of new dwellings, whilst working in parallel on a revised densified masterplan for the site. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

NIAB (Darwin Green)

C.145. Darwin Green is a housing-led mixed-use development on the northern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The land within Cambridge was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 20 / Site R43). The land within South Cambridgeshire was allocated in the Site Specific Policies DPD (adopted in January 2010) and has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018).

NIAB Frontage

C.146. The site has detailed planning permission for 187 dwellings (03/0282/OP and 07/1124/REM). At March 2021, 153 dwellings had been completed and 34 dwellings had not been started. It had previously been anticipated that the remaining 34 dwellings would be delivered alongside the NIAB Main development, however a detailed planning permission for non-residential development on the land where the remaining 34 dwellings would have been sited has now been built. Therefore, the remaining 34 dwellings can no longer be delivered.

NIAB Main (Darwin Green 1)

C.147. The site has outline planning permission for up to 1,593 dwellings, a primary school, community facilities, and retail units (use classes A1, A2, A3, A4 and A5), which was approved in December 2013. **Parcel BDW1** (16/0208/REM, 173 dwellings) has been completed.

C.148. The build out of NIAB Main so far is shown in Figure 11 (below).

Figure 11: Build out of NIAB Main

Parcel	Dwellings permitted	Dwellings completed in 2018-2019	Dwellings completed in 2019-2020	Dwellings completed in 2020-2021	Total completions
BDW1	173	15	100	58	173
Local Centre	114	0	0	31	31
Total	**-**	**15**	**100**	**89**	**204**

C.149. The Council understands that the development is now being taken forward by both Barratts / David Wilson Homes (Cambridgeshire) and Barratts / David Wilson Homes (Eastern Counties), and that the housebuilders are looking to deliver two parcels simultaneously by opening up the second access to the site from the north (off Histon Road) alongside the existing access to the south (off Huntingdon Road).

C.150. The **Local Centre** (15/1670/REM) has detailed planning permission for 114 dwellings, library, community rooms, health centres and retail units. At March 2021, 31 dwellings had been completed, 24 dwellings were under construction and 59 dwellings had not been started. At February 2022, all 55 dwellings in the courtyard had been completed. The Council has therefore recorded 24 dwellings as anticipated to be completed between 1 April 2021 and 31 March 2022, as this is the number of additional plots anticipated to be completed by 31 March 2022 compared to those recorded as completed at 31 March 2021. The housebuilder (Barratts) anticipates that this parcel will be completed in 2022-2023 (see Response 23a in Appendix D).

C.151. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 114 dwellings on the Local Centre fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the parcel is under construction,

and the housebuilder anticipates the parcel will be completed in 2022-2023. There is no evidence that this parcel will not be delivered within five years.

C.152. **Parcels BDW5 & BDW6** (21/03619/REM) has detailed planning permission for 410 dwellings, allotments and public open space, which was approved in December 2021. The housebuilder (Barratts / David Wilson Homes) has advised that a number of pre-commencement conditions were discharged alongside the approval of the reserved matters planning application in December 2021, and that applications to discharge the remaining pre-commencement conditions have been submitted (see Response 23b in Appendix D). The housebuilder anticipates that construction will start on site in April 2022, that the first dwelling(s) will be completed in Q1 2023, and that the development will be completed in 2029 (see Response 23b in Appendix D). The housebuilder anticipates that approximately 70 dwellings will be completed each year (see Response 23b in Appendix D).

C.153. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 410 dwellings on parcels BDW5 & BDW6 fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Barratts / David Wilson Homes), the housebuilder anticipates that construction will start on site in April 2022, and the housebuilder anticipates that the first dwelling(s) will be completed in Q1 2023. There is no evidence that the majority of dwellings on parcels BDW5 & BDW6 will not be delivered within five years.

C.154. **Parcel BDW2** has outline planning permission. A detailed planning application (21/04431/REM) for 323 dwellings and public open space was submitted in October 2021 and is being considered by the Council. Officers anticipate that the reserved matters planning application will be considered by the Council's planning committee in spring/summer 2022. The housebuilder (Barratts / David Wilson Homes) has advised that construction will start on this parcel as soon as the reserved matters application is approved (see Response 23c in Appendix D). The housebuilder anticipates that this parcel will be completed in 2025-2026 (see Response 23c in Appendix D).

C.155. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 323 dwellings on parcel BDW2 fall within part (b) of the definition of deliverable. This parcel is considered deliverable as: the parcel is allocated in the Cambridge Local Plan 2018, the parcel has outline planning permission, a reserved matters planning application for this parcel is being considered by the Council, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the housebuilder has advised that construction will start on this parcel as soon as the reserved matters application is approved,

and the housebuilder anticipates that this parcel will be completed in 2025-2026. There is clear evidence that housing completions will begin on parcel BDW2 within five years.

C.156. **Parcel BDW3** has outline planning permission. A detailed planning application (21/05434/REM) for 210 dwellings and public open space was submitted in December 2021 and is being considered by the Council. Officers anticipate that the reserved matters planning application will be considered by the Council's planning committee in summer 2022. The housebuilder (Barratts / David Wilson Homes) anticipates that this parcel will be completed between 2025 and 2028 (see Response 23d in Appendix D).

C.157. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 210 dwellings on parcel BDW3 fall within part (b) of the definition of deliverable. This parcel is considered deliverable as: the parcel is allocated in the Cambridge Local Plan 2018, the parcel has outline planning permission, a reserved matters planning application for this parcel is being considered by the Council, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), and the housebuilder anticipates that this parcel will be delivered between 2025 and 2028. There is clear evidence that housing completions will begin on parcel BDW3 within five years.

C.158. **Parcel BDW4** has outline planning permission. A detailed planning application (21/05433/REM) for 351 dwellings and public open space was submitted in December 2021 and is being considered by the Council. Officers anticipate that the reserved matters planning application will be considered by the Council's planning committee in summer 2022.

C.159. The housebuilder (Barratts / David Wilson Homes) has advised that due to Urban Design comments this parcel is now likely to include 343 dwellings, rather than 351 dwellings (see Response 23e in Appendix D). The housebuilder anticipates that this parcel will be completed between 2023 and 2028 (see Response 23d in Appendix D). The Council has assumed that this parcel will deliver 343 dwellings, as amendments to the planning application having regard to consultee comments are expected.

C.160. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) parcel BDW4 falls within part (b) of the definition of deliverable. This parcel is considered deliverable as: the parcel is allocated in the Cambridge Local Plan 2018, the parcel has outline planning permission, a reserved matters planning application for this parcel is being considered by the Council, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), and the housebuilder anticipates that this

parcel will be delivered between 2023 and 2028. There is clear evidence that housing completions will begin on parcel BDW4 within five years.

NIAB 2 & 3 (Darwin Green 2 & 3)

C.161. The Site Specific Policies DPD (adopted in January 2010) originally allocated the site as a sustainable housing-led urban extension to Cambridge, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/2). The site is allocated for approximately 1,000 dwellings and a secondary school.

C.162. Pre-application discussions have been undertaken, and the Council understands that an outline planning application, including approximately 1,000 dwellings, will be submitted in spring 2022. It is unclear exactly when this development will be started and completed as neither the housebuilder (Barratts / David Wilson Homes) or their agent has provided a response. The housebuilder has previously advised that build out rates for this development of up to 200 dwellings per annum will be achieved. The Council has used its typical assumptions for a strategic site of 1,000-1,499 dwellings to anticipate the delivery timetable for this site, therefore a lead-in time of 6 years from submission of an outline planning application to first dwelling(s) completed, and a build out rate of up to 150 dwellings a year following a gradual build up over three years from 50 dwellings in the first year (see Appendix A).

C.163. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site is allocated in the South Cambridgeshire Local Plan 2018, the site is in the ownership of a housebuilder (Barratt Homes / David Wilson Homes), pre-application discussions have been undertaken, and the Council understands that an outline planning application will be submitted in spring 2022. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Cambridge East

C.164. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City. The two Councils jointly adopted the Cambridge East Area Action Plan in February 2008 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.

C.165. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport would not happen before 2031 at least, as there

were currently no suitable relocation options. The Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Sites R41 and R47) and the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) therefore carry forward the allocations for the parts of Cambridge East that can be delivered with the airport remaining and identify the remainder of the land as being safeguarded for longer term development beyond 2031. Development on the safeguarded land will only occur once the site becomes available and following a review of the Local Plans and the Cambridge East Area Action Plan.

Land north of Newmarket Road (also referred to as WING or Marleigh)

C.166. This land is allocated as Phase 1 in the Cambridge East AAP (adopted in February 2008) and is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) for 1,300 dwellings. The site has outline planning permission for up to 1,300 homes, a primary school, a food store, community facilities and open space. The developer (Hill Marshall LLP) is marketing the development as Marleigh.

C.167. **Phase 1a** (S/1096/19/RM) has detailed planning permission for 239 dwellings and non-residential floorspace including the 'Market Square'. At March 2021, 67 dwellings had been completed, 99 dwellings were under construction and 73 dwellings had not been started. The developer has advised that a total of 100 dwellings had been completed by 31 December 2021 and anticipates that a further 40 dwellings will be completed between 1 January and 31 March 2022 (see Response 25a in Appendix D). This results in 73 dwellings anticipated to be completed in 2021-2022. The developer anticipates that this phase will be completed in 2027 (see Response 25a in Appendix D).

C.168. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 239 dwellings on Phase 1a fall within part (a) of the definition of deliverable. Phase 1a is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a developer (Hill Marshall LLP), the phase is under construction, and the developer anticipates that the phase will be completed in 2027. There is no evidence that Phase 1a will not be delivered within five years.

C.169. **Phase 1b** (20/02569/REM) has detailed planning permission for 308 dwellings, non-residential floorspace, and the laying out of playing fields, open space and allotments. All pre-commencement conditions have been discharged. The developer (Hill Marshall LLP) has advised that construction has started on this phase and anticipates that the first 6 dwellings will be completed in March 2022 (see Response 25b in Appendix D). The developer anticipates that this phase will be completed by 2030 (see Response 25b in Appendix D).

C.170. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 308 dwellings on Phase 1b fall within part (a) of the definition of deliverable. Phase 1b is considered deliverable and developable as: the phase has detailed planning permission, the phase is in the ownership of a developer (Hill Marshall LLP), the developer has advised that the phase is under construction, and the developer anticipates that the phase will be completed by 2030. There is no evidence that the majority of dwellings in Phase 1b will not be delivered within five years.

C.171. **Phase 2** (21/02450/REM) has detailed planning permission for 421 dwellings and open space, which was approved in November 2021. The developer (Hill Marshall LLP) has advised that the relevant planning conditions are being discharged and anticipates that construction will start on this phase in Q1 2022 (see Response 25c in Appendix D). The developer anticipates that the first dwelling(s) will be completed in Q1 2023 and that this phase will be completed by 2030 (see Response 25c in Appendix D).

C.172. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 421 dwellings on Phase 2 fall within part (a) of the definition of deliverable. Phase 2 is considered deliverable and developable as: the phase has detailed planning permission, the phase is in the ownership of a developer (Hill Marshall LLP), the developer anticipates that construction will start on this phase in Q1 2022, the developer anticipates that the first dwelling(s) on this phase will be completed in Q1 2023, and the developer anticipates that the phase will be completed by 2030. There is no evidence that the majority of dwellings in Phase 2 will not be delivered within five years.

C.173. The **remainder** of the site (Phase 3, approximately 332 dwellings) has outline planning permission, which was approved in November 2016. A condition on the outline planning permission allows the landowner twelve years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by November 2028.

C.174. The landowner (Marshall) has advised that an initial strategy is being developed for how and when the final phase will be delivered, and therefore at this stage the programme for the delivery of this phase is unknown (see Response 25d in Appendix D). The Council is in active discussions with the landowner / housebuilder in respect of bringing forward the remainder (Phase 3) of this development.

C.175. The Council has taken a conservative approach to the delivery of housing on the remainder of this site (which only has outline planning permission) by making no allowance for housing on this remainder within the five year period; however it is

anticipated that the remainder of this development will come forward by 2041. The Council has assumed that build out rates for the remainder of the development will be such that this development as a whole continues to deliver around 170 dwellings a year throughout its build, as anticipated by the housebuilder for the phases delivering within the next five years.

C.176. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the remainder of this site is considered developable as: the site is allocated in the Cambridge East AAP and South Cambridgeshire Local Plan 2018, the site has outline planning permission, the landowner has advised that an initial strategy for the delivery of this final phase of the development is being developed, and the Council are in active discussions with the landowner / housebuilder regarding the remainder of this development (Phase 3). The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Land north of Cherry Hinton

Policy or Planning Permission	**Proposal**	**Date Allocated**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
Policy 13 / Site R47 & Policy SS/3	1,200 dwellings	18 October 2018 & 27 September 2018	-	-	-	-
18/0481/OUT & S/1231/18/OL	1,200 dwellings	-	Outline	29 March 2018	27 May 2020	18 December 2020
Total	**1,200 dwellings**	**-**	**-**	**-**	**-**	**-**

C.177. This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (adopted in September 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.

C.178. Outline planning permissions for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments were approved in December 2020. Conditions on the planning permissions allow the landowner three years for the submission of the first reserved matters planning application and up to eight years for the submission of all reserved matters planning applications.

C.179. The agent (on behalf of Bellway Homes) has advised that there is a Planning Performance Agreement in place for the Site Wide Design Code and that discussions have been undertaken with the Councils relating to the Site Wide Design Code (see Response 26 in Appendix D). The agent anticipates that the Site Wide Design Code will be submitted to the Councils in May 2022 as part of a discharge of conditions application (see Response 26 in Appendix D). The agent has advised that a number of pre-commencement conditions have already been discharged and anticipates that all remaining discharge of conditions applications will be submitted in spring 2022 (see Response 26 in Appendix D). The agent has advised that enabling works, such as archaeological investigations, have started on site (see Response 26 in Appendix D).

C.180. The agent has advised that they have submitted a draft Planning Performance Agreement to the Councils relating to a reserved matters planning application for infrastructure and anticipates that application will be submitted in spring 2022 (see Response 26 in Appendix D). The agent anticipates that construction will start on the delivery of the infrastructure in autumn 2022 (see Response 26 in Appendix D).

C.181. The agent anticipates that a reserved matters application for the sales village and first residential parcel will be submitted in summer 2022, that construction will start on this parcel in late autumn 2022, and that the first dwelling(s) will be completed on this parcel in March 2023 (see Response 26 in Appendix D). The agent has advised that the phasing plan for the delivery of the development is still to be agreed, but that the first 150 dwellings are likely to be within Cambridge, with an equal split between the two areas in subsequent years (see Response 26 in Appendix D). The agent anticipates that up to 140 dwellings a year will be completed (see Response 26 in Appendix D).

C.182. The Councils consider that the agent's anticipated delivery timetable for this development is too ambitious, and that it could be 6-9 months ahead of what is realistic and reasonable to achieve. The Councils have therefore taken a conservative approach to delivery on this site and have assumed that construction will start on the first dwelling(s) a year later than anticipated by the agent.

C.183. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 1,200 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018,
- outline planning permission was approved in December 2020,
- the site is in the ownership of a housebuilder (Bellway Homes),
- a Planning Performance Agreement is in place for the Site Wide Design Code, discussions have been undertaken, and the agent anticipates that the application to discharge this condition will be submitted in May 2022,
- a number of pre-commencement conditions have been discharged, and the agent anticipates that applications to discharge the remaining conditions will be submitted in spring 2022,
- the agent has advised that a draft planning Performance Agreement has been submitted relating to a reserved matters planning application for infrastructure and anticipates that the application will be submitted in spring 2022,
- the agent has advised that enabling works have started on site, and
- the agent anticipates that construction will start on the first dwelling(s) in late autumn 2022 and that the first dwelling(s) will be completed on this parcel(s) in March 2023.

There is clear evidence that housing completions will begin on site within five years.

Trumpington Meadows

C.184. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The land within Cambridge was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42b). The land within South Cambridgeshire is allocated in the Cambridge Southern Fringe Area Action Plan (adopted in February 2008). 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.

C.185. **Lot 6** (39 dwellings, all within Cambridge) has been completed. **Lot 7** (86 dwellings, all within Cambridge) has been completed. **Lot 8** (36 dwellings, 11 dwellings in Cambridge and 25 dwellings in South Cambridgeshire) has been completed. **Lot 9** (122 dwellings, all within South Cambridgeshire) has been completed. The **Local Centre** (40 dwellings, all of which are in South Cambridgeshire) has been completed. The **Riverside** (122 dwellings, 42

dwellings in Cambridge and 80 dwellings in South Cambridgeshire) has been completed.

C.186. The build out of Trumpington Meadows so far is shown in Figure 12 (below).

Figure 12: Build out of Trumpington Meadows

Lot	Dwellings permitted	Local Authority	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Dwellings completed in 2019-2020	Dwellings completed in 2020-2021	Total completions
1-5	324	Cambridge	2	141	141	32	0	0	0	0	0	0	316
1-5	29	South Cambridgeshire	0	0	0	29	0	0	0	0	0	0	29
6	39	Cambridge	0	0	0	6	33	0	0	0	0	0	39
7	86	Cambridge	0	0	0	0	65	21	0	0	0	0	86
8	11	Cambridge	0	0	0	0	5	6	0	0	0	0	11
8	25	South Cambridgeshire	0	0	0	0	2	23	0	0	0	0	25
9	122	South Cambridgeshire	0	0	0	0	0	39	83	0	0	0	122
10 & 11	65	Cambridge	0	0	0	0	0	0	0	0	0	0	0
10 & 11	327	South Cambridgeshire	0	0	0	0	0	0	0	64	57	105	226
Local Centre	40	South Cambridgeshire	0	0	0	0	0	0	40	0	0	0	40
Riverside	42	Cambridge	0	0	0	0	0	0	0	42	0	0	42
Riverside	80	South Cambridgeshire	0	0	0	0	0	0	0	42	15	23	80
Total	**1,190**	**-**	**2**	**141**	**141**	**67**	**105**	**89**	**123**	**148**	**72**	**128**	**1,016**

C.187. **Lots 1-5** (353 dwellings, 324 dwellings in Cambridge and 29 dwellings in South Cambridgeshire) have largely been completed. At March 2021, 345 dwellings had been completed and 8 dwellings had not been started. The final 8 dwellings on lots 1-5 (within Cambridge) will be constructed where the sales centre is currently located, and the housebuilder (Barratts / David Wilson Homes) has advised that these remaining dwellings will be completed in June 2023, following completion of the final dwellings on lots 10 & 11 (see Response 27a in Appendix D).

C.188. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 353 dwellings on lots 1-5 fall within part (a) of the definition of deliverable. Lots 1-5 are considered deliverable as: the lots have detailed planning permission, the lots are in the ownership of a housebuilder (Barratts / David Wilson Homes), only 8 dwellings remain outstanding on these lots, and the housebuilder anticipates that the remaining 8 dwellings will be completed in June 2023. There is no evidence that lots 1-5 will not be delivered within five years.

C.189. **Lots 10 & 11** (392 dwellings, 65 dwellings in Cambridge and 327 dwellings in South Cambridgeshire) are under construction. At March 2021, in South Cambridgeshire 226 dwellings had been completed, 27 dwellings were under construction and 74 dwellings had not been started and in Cambridge 2 dwellings were under construction and 63 dwellings had not been started.

C.190. The housebuilder is now delivering lots 10 & 11 using both their Barratts and David Wilson Homes brands. The housebuilder anticipates that 2 dwellings in Cambridge and 25 dwellings in South Cambridgeshire will be completed in 2021-2022 (see Response 27b in Appendix D). The housebuilder anticipates that these lots will be completed in June 2023 (see Response 27b in Appendix D).

C.191. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 392 dwellings on lots 10 & 11 fall within part (a) of the definition of deliverable. Lots 10 & 11 are considered deliverable as: the lots have detailed planning permission, the lots are in the ownership of a housebuilder (Barratts / David Wilson Homes), the lots are under construction, and the housebuilder anticipates that these lots will be completed in June 2023. There is no evidence that lots 10 & 11 will not be delivered within five years.

Clay Farm

C.192. Clay Farm is a housing development on the southern edge of Cambridge. The site was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42a). The site has detailed planning permissions

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.

C.193. **Parcels 1A, 3 & 4** (274 dwellings, Crest Nicholson) have been completed. **Parcels 9A & 9B** (49 dwellings, CALA Homes) have been completed. **Parcels 15-18** (397 dwellings, Bovis Homes) have been completed. **Parcels 19 & 20** (128 dwellings, Skanska) have been completed. **Parcel 21 and the community centre parcel** (228 dwellings, Hill Residential and Cambridge City Council) have been completed.

C.194. The build out of Clay Farm so far is shown in Figure 13 (below).

Figure 13: Build out of Clay Farm

Parcel	Dwellings permitted	Housebuilder	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Dwellings completed in 2019-2020	Dwellings completed in 2020-2021	Total completions
1A, 3 & 4	274	Crest Nicholson	0	0	0	0	16	157	69	32	0	0	274
9A & 9B	49	CALA Homes	0	0	0	0	0	16	33	0	0	0	49
15-18	397	Bovis	0	0	52	104	88	75	35	38	5	0	397
19 & 20	128	Skanska	0	0	85	43	0	0	0	0	0	0	128
21 & Community Centre	228	Cambridge City Council & Hill Residential	0	0	0	0	0	0	228	0	0	0	228
1B, 2, 5-7, 8A, 8B, 10, 11, 12A, 12C, 13A, 13B, 14A & 14B	1,112	Countryside	0	16	134	246	45	219	174	39	88	99	1,060
Total	**2,188**	**-**	**0**	**16**	**271**	**393**	**149**	**467**	**539**	**109**	**93**	**99**	**2,136**

C.195. **Parcels 1B, 2, 5, 6, 7, 10, 11, 12A, 12C, 13A, 13B, 14A & 14B** (842 dwellings, Countryside Properties) have been completed; however parcels **8A & 8B** (270 dwellings, Countryside Properties) are still under construction. On parcels 8A & 8B at March 2021, 218 dwellings had been completed and 52 dwellings were under construction. The housebuilder (Countryside Properties) is marketing parcel 8B as Aura – The Final Chapter. The housebuilder has advised that 219 dwellings had been completed by 31 December 2021 and anticipates that the remaining 51 dwellings will be completed between 1 January and 31 March 2022 (see Response 28 in Appendix D). The housebuilder anticipates that the development will be completed in March 2022 (see Response 28 in Appendix D).

C.196. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) all 1,112 dwellings on the Countryside Properties parcels fall within part (a) of the definition of deliverable. The Countryside Properties parcels are considered deliverable as: these parcels have detailed planning permission, these parcels are in the ownership of a housebuilder (Countryside Properties), these parcels are either completed or under construction, and the housebuilder anticipates the development will be completed in March 2022. There is no evidence that the remaining dwellings on the Countryside Properties parcels will not be delivered within five years.

Land north of Worts' Causeway

Policy or Planning Permission	**Proposal**	**Date Allocated**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
Site GB1	200 dwellings	18 October 2018	-	-	-	-
20/01972/OUT	200 dwellings	-	Outline	30 March 2020	3 February 2021	7 January 2022
Total	**200 dwellings**	-	-	-	-	-

C.197. This site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB1) for approximately 200 dwellings. The site has outline planning permission for up to 200 dwellings and public open space, which was approved in January 2022. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to

be submitted by January 2025. A discharge of conditions application is being considered by the Council.

C.198. The agent (on behalf of CEG) has advised that a formal marketing process is underway to enable the sale of the site to a housebuilder and that it is in the interests of CEG and the landowners to seek a delivery partner at the soonest opportunity (see Response 29 in Appendix D). The agent has advised that provided that there are no delays in the marketing and sale of the site, a reserved matters application could be submitted later in 2022 (see Response 29 in Appendix D). The agent anticipates that construction could start on site in mid-2023, that the first dwelling(s) could be completed in late 2023 / early 2024, and the development could be completed in 2027 (see Response 29 in Appendix D).

C.199. As the site needs to be sold and the sale completed before a reserved matters application is submitted, the Council has taken a more conservative approach to delivery on this site than anticipated by the agent. The Council has assumed that the first dwellings will be completed a year later than anticipated by the agent.

C.200. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 200 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the Cambridge Local Plan 2018,
- the site has outline planning permission for up to 200 dwellings,
- the agent (on behalf of CEG) has advised that a formal marketing process is underway to enable the sale of the site,
- the agent anticipates that a reserved matters application could be submitted later in 2022, and
- the agent anticipates that construction could start on the first dwelling(s) in mid-2023.

There is clear evidence that housing completions will begin on site within five years.

Land south of Worts' Causeway

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site GB2	230 dwellings	18 October 2018	-	-	-	-
19/1168/OUT	230 dwellings	-	Outline	21 August 2019	2 September 2020	24 May 2021
Total	**230 Dwellings**	**-**	**-**	**-**	**-**	**-**

C.201. This site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB2) for approximately 230 dwellings. The site has outline planning application for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings, which was approved in May 2021. Non-material amendments (19/1168/NMA1) to conditions on the outline planning permission were approved in August 2021. A condition on the non-material amendment planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, all reserved matters planning applications would need to be submitted by August 2024. Discharge of conditions applications are being considered by the Council.

C.202. The agent (on behalf of This Land) has advised that demolition of the existing buildings is underway (see Response 30 in Appendix D). A reserved matters application for infrastructure (21/04186/REM) was submitted in September 2021 and is being considered by the Council. The agent anticipates that the reserved matters application for infrastructure will be approved in February 2022 and that construction of this infrastructure will start on site in March/April 2022 (see Response 30 in Appendix D). Consultation is being undertaken on amendments to the infrastructure reserved matters application, and officers anticipate that it will be determined in spring 2022.

C.203. The agent has advised that the first residential parcel of 80 dwellings will be brought forward by This Land, that pre-applications discussions relating to this parcel are coming to an end, and that the reserved matters planning application for this parcel will be submitted in March 2022 (see Response 30 in Appendix D). The agent anticipates that construction will start on the first residential parcel in summer 2022 and that the first dwelling(s) will be occupied in summer 2023

(see Response 30 in Appendix D). A Planning Performance Agreement for the consideration and determination of the reserved matters planning application is in the process of being agreed.

C.204. The agent has advised that the second residential parcel of 150 dwellings will be brought forward by a different developer (see Response 30 in Appendix D). The agent anticipates that the reserved matters planning application for this residential parcel will be submitted by June 2022, that construction will start on this residential parcel in autumn 2022, and that the first dwelling(s) will be occupied on this residential parcel in autumn 2023 (see Response 30 in Appendix D). A Planning Performance Agreement for the consideration and determination of the reserved matters planning application is in the process of being agreed with the housebuilder (CALA Homes).

C.205. The Council considers that the agent's anticipated delivery timetable for this development is ambitious, and that it could be 6 months ahead of what is realistic and reasonable to achieve. The Councils have therefore taken a conservative approach to delivery on this site and have assumed that construction will start on the first dwelling(s) 6 months later than anticipated by the agent, and therefore that 50 dwellings rather than 100 dwellings will be completed in 2023-2024.

C.206. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 230 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as:

- the site is allocated in the Cambridge Local Plan 2018,
- the site has outline planning permission for up to 230 dwellings,
- the site is in the ownership of a developer (This Land) and a housebuilder (CALA Homes) will deliver the second phase of dwellings,
- the agent has advised that demolition of the existing buildings is underway,
- a reserved matters planning application for infrastructure was submitted in September 2021 and is being considered by the Council,
- pre-application discussions are underway for the first residential parcel of 80 dwellings, a draft Planning Performance Agreement is being agreed for the consideration and determination of the reserved matters application for this parcel, and the agent anticipates that the reserved matters application will be submitted in March 2022,
- a draft Planning Performance Agreement is being agreed for the consideration and determination of the reserved matters application for the second residential parcel of 150 dwellings and the agent anticipates that the reserved matters application will be submitted by June 2022,
- the agent anticipates that construction will start on the first residential parcel in summer 2022, and
- the agent anticipates that the development will be completed in 2025-2026.

There is clear evidence that housing completions will begin on site within five years.

Allocations at New Settlements

C.207. The following sites are included in Table SC4 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

Northstowe

C.208. 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

C.209. 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. A small area of phase 1 falls within the land originally identified as a reserve in the Northstowe Area Action Plan, and now allocated in the South Cambridgeshire Local Plan 2018.

C.210. Phase 1 is being delivered by five housebuilders. **Parcel H1** (92 dwellings, Bloor Homes, S/1416/16/RM), **Parcel H2** (135 dwellings, Barratts / David Wilson Homes, S/3477/16/RM), **Parcel H4** (84 dwellings, Bovis Homes, S/3174/16/RM), and **Parcel H11** (152 dwellings, Taylor Wimpey, S/1620/17/RM) have been completed.

C.211. The build out of Northstowe – Phase 1 so far is shown in Figure 14 (below).

Figure 14: Build out of Northstowe – Phase 1

Parcel	Dwellings permitted	Housebuilder	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Dwellings completed in 2019-2020	Dwellings completed in 2020-2021	Total completions
H1	92	Bloor Homes	13	44	35	0	0	92
H2	135	Barratts / David Wilson Homes	0	11	59	49	16	135
H3	40	Taylor Wimpey	0	24	9	0	0	33
H4	84	Bovis Homes	0	29	49	6	0	84
H5 & H6	240	Bovis Homes	0	0	0	52	43	95
H7	115	Barratts / David Wilson Homes	0	0	5	32	75	112
H8	73	Barratts / David Wilson Homes	0	0	0	0	34	34
H9	130	Barratts / David Wilson Homes	0	0	0	0	0	0
H10	76	Taylor Wimpey	0	0	0	0	26	26
H11	152	Taylor Wimpey	0	4	62	56	30	152
H12	271	Linden Homes	0	28	59	48	32	167
H13	92	Taylor Wimpey	0	0	0	0	0	0
Total	**1,500**	**-**	**13**	**140**	**278**	**243**	**256**	**930**

C.212. **Parcel H3** (Taylor Wimpey, S/2776/16/RM) has detailed planning permission for 40 dwellings. At March 2021, 33 dwellings had been completed and 7 dwellings had not been started. The final 7 dwellings will be constructed where the sales centre is currently located, and the housebuilder anticipates that these final 7 dwellings will be completed in 2024-2025 (see Response 31a in Appendix D).

C.213. Within the 33 dwellings completed by 31 March 2021, the Council has recorded the two show homes on this parcel as being completed, whereas the housebuilder anticipates that these dwellings will not be legally completed until March 2024 (see Response 31a in Appendix D). This difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). No completions have been included in 2023-2024 to take account of the show homes already having been recorded as completed.

C.214. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 40 dwellings on Parcel H3 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the majority of the dwellings have been completed, and the housebuilder anticipates that the development will be completed in 2024-2025. There is no evidence that parcel H3 will not be delivered within five years.

C.215. **Parcels H5 & H6** (Bovis Homes, S/3405/18/RM) have detailed planning permission for 240 dwellings. At March 2021, 95 dwellings had been completed, 13 dwellings were under construction and 132 dwellings had not been started. Using the actual or anticipated legal completion dates for each plot provided by the housebuilder (Bovis Homes, now part of the Vistry group) officers have calculated the anticipated completions by year for all plots that had not already been recorded as completed at 31 March 2021. This results in 20 dwellings being anticipated to be completed in 2021-2022. The housebuilder anticipates that parcels H5 & H6 will be completed in October 2024 (see Response 31b in Appendix D).

C.216. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 240 dwellings on Parcels H5 & H6 fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Vistry), the parcels are under construction, and the housebuilder anticipates that the parcels will be completed in October 2024. There is no evidence that parcels H5 & H6 will not be delivered within five years.

C.217. **Parcel H7** (Barratts / David Wilson Homes, S/1475/18/RM) has detailed planning permission for 115 dwellings. At March 2021, 112 dwellings had been completed and 3 dwellings had not been started. The agent (on behalf of Barratts / David Wilson Homes) has provided information that shows that the final three dwellings will be handed over to sales in June 2023 (see Response 31c in Appendix D).

C.218. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 115 dwellings on Parcel H7 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the parcel is under construction, and the agent has provided information that shows that the final three dwellings will be handed over to sales in June 2023. There is no evidence that parcel H7 will not be delivered within five years.

C.219. **Parcel H8** (Barratts / David Wilson Homes, S/1355/19/RM) has detailed planning permission for 73 dwellings. At March 2021, 34 dwellings had been completed, 18 dwellings were under construction and 21 dwellings had not been started. The agent (on behalf of Barratts / David Wilson Homes) has advised that a total of 54 dwellings had been completed by 31 December 2021 and anticipates that no further dwellings will be completed between 1 January and 31 March 2022 (see Response 31d in Appendix D). This results in 20 dwellings anticipated to be completed in 2021-2022. The agent anticipates that the development will be completed in June 2023 (see Response 31d in Appendix D).

C.220. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 73 dwellings on Parcel H8 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the parcel is under construction, and the agent anticipates the parcel will be completed in June 2023. There is no evidence that parcel H8 will not be delivered within five years.

C.221. **Parcel H9** (Barratts / David Wilson Homes, S/2907/19/RM) has detailed planning permission for 130 dwellings. At March 2021, 28 dwellings were under construction and 102 dwellings had not been started. The housebuilder has advised that a total of 34 dwellings had been completed by 31 December 2021 and anticipates that a further 28 dwellings will be completed between 1 January and 31 March 2022 (see Response 31e in Appendix D). This results in 62 dwellings anticipated to be completed in 2021-2022. The housebuilder anticipates that the last dwellings will be completed in February 2023 (see Response 31e in Appendix D).

C.222. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 130 dwellings on Parcel H9 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Barratts / David Wilson Homes), the development is under construction, and the housebuilder anticipates that the last dwellings will be completed in February 2023. There is no evidence that parcel H9 will not be delivered within five years.

C.223. **Parcel H10** (Taylor Wimpey, S/0045/19/RM) has detailed planning permission for 76 dwellings and open space. At March 2021, 26 dwellings had been completed, 31 dwellings were under construction and 19 dwellings had not been started. The housebuilder has advised that a total of 51 dwellings had been completed by 31 December 2021 and anticipates that a further 12 dwellings will be completed between 1 January and 31 March 2022 (see Response 31f in Appendix D). This results in 37 dwellings anticipated to be completed in 2021-2022. The housebuilder anticipates that the development will be completed in August 2022 (see Response 31f in Appendix D).

C.224. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 76 dwellings on Parcel H10 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the parcel is under construction, and the housebuilder anticipates that the last dwelling will be completed in October 2022. There is no evidence that parcel H10 will not be delivered within five years.

C.225. **Parcel H12** (Linden Homes, S/3016/16/RM) has detailed planning permission for 271 dwellings and play areas. At March 2021, 167 dwellings had been completed, 26 dwellings were under construction, and 78 dwellings had not been started. The housebuilder (Linden Homes) is marketing the parcel as The Boulevards.

C.226. It is unclear exactly when the development will be completed as the housebuilder (Linden Homes) has not provided a response. At February 2022, Council Tax information and site visit data from the Northstowe Community Development Officer records a total of 187 dwellings completed (including the 2 show homes). This results in 20 dwellings anticipated to be completed in 2021-2022. Linden Homes have delivered an average of 42 dwellings per year on this parcel (see Figure 14 above). The Council has taken a conservative approach to the anticipated build out rate for this parcel, and has assumed that the parcel will deliver approximately 30 dwellings per year until the parcel is completed.

C.227. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 271 dwellings on parcel H12 fall within part (a) of the

definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Linden Homes), and the parcel is under construction. There is no evidence that parcel H12 will not be delivered within five years.

C.228. **Parcel H13** (Taylor Wimpey, S/0065/20/RM) has detailed planning permission for 92 dwellings. The housebuilder (Taylor Wimpey) anticipates that the first dwellings will be completed in June 2022 and that the development will be completed in March 2024 (see Response 31h in Appendix D).

C.229. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 92 dwellings on Parcel H13 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the housebuilder anticipates that the first dwellings will be completed in June 2022, and the housebuilder anticipates that the parcel will be completed in March 2024. There is no evidence that parcel H13 will not be delivered within five years.

Phase 2

C.230. The site has outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub.

C.231. **Phase 2a** (Urban Splash, S/3499/19/RM) has detailed planning permission for 406 dwellings, non-residential floorspace and open space. At March 2021, 2 dwellings had been completed, and 404 dwellings had not been started. The housebuilder (Urban Splash) is marketing the development as Inholm. The developer (Homes England) has advised that a total of 3 dwellings had been completed by 31 December 2021 and anticipates that a further 20 dwellings will be completed between 1 January and 31 March 2022 (see Response 32a in Appendix D). This results in 21 dwellings anticipated to be completed in 2021-2022. The developer has advised that the current 'peninsular' sub parcel of 43 dwellings that is being marketed as Inholm will be completed in 2022-2023, but that after this sub-phase there is likely to be a delay before the remainder of phase 2a is delivered (see Response 32a in Appendix D). The developer anticipates that the remainder of phase 2a will begin to be delivered in 2024-2025 (see Response 32a in Appendix D).

C.232. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 406 dwellings on phase 2a fall within part (a) of the definition of deliverable. This phase is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a

housebuilder (Urban Splash), and the phase is under construction. There is no evidence that the majority of phase 2a will not be delivered within five years.

C.233. **Phase 2b** (Keepmoat Homes, 21/02310/REM) has detailed planning permission for 300 dwellings, non-residential floorspace and open space, which was approved in October 2021. It is unclear exactly when phase 2b will be started and completed as the housebuilder has not provided a response. Homes England had previously anticipated that construction would start on site in early 2022 and that the first dwelling(s) would be completed in 2023. The Council understands that construction will start on phase 2b in spring 2022. Therefore, assuming that it takes a year from start on site to first completions as previously anticipated by Homes England and based on the Councils' typical assumptions for build out rates of new settlements which are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A), the Council has assumed that phase 2b will be delivered between 2023 and 2029.

C.234. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 300 dwellings on phase 2b fall within part (a) of the definition of deliverable. This phase is considered deliverable as: the phase has detailed planning permission, the phase is in the ownership of a housebuilder (Keepmoat Homes), and the Council understands that construction will start on site in spring 2022. There is no evidence that the majority of phase 2b will not be delivered within five years.

C.235. The developer (Homes England) has advised that they will continue to act as master developer for phase 2 and that they will seek to appoint development partners to deliver serviced plots on the **remainder of phase 2** (see Response 32c in Appendix D). The developer has advised that development partners have not yet been identified for the remaining parcels in Phase 2 (see Response 32c in Appendix D). The developer has advised that strategic infrastructure has been implemented in the central and eastern parts of phase 2 connecting these areas to the bus, road, cycle and pedestrian networks, drainage and utilities (see Response 32c in Appendix D).

C.236. The developer has advised that a development partner is currently being sought for **Central One**, which is the initial phase of the town centre and will include at least 500 dwellings, a convenience store, market hall and potentially some further ground floor commercial uses (see Response 32c in Appendix D). The developer anticipates that a reserved matters application for this phase will be submitted in early 2023, that construction will start on site in late 2023, and that the first dwelling(s) will be completed in early 2024 (see Response 32c in Appendix D).

C.237. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) at least 500 dwellings on Central One fall within part (b) of the definition of deliverable. This phase is considered deliverable as: the phase has outline planning permission, the phase is in the ownership of a developer (Homes England), the developer has advised that a reserved matters planning application for this phase will be submitted in early 2023, and the developer anticipates that construction will start on this phase in late 2023. There is clear evidence that housing completions will begin on Central One within five years.

C.238. The **remainder** of Northstowe – Phase 2 has outline planning permission, which was approved in January 2017. A condition on the outline planning permission allows the landowners / developers fifteen years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by January 2032.

C.239. The developer (Homes England) has advised that overall the town centre will include 1,000 to 1,200 apartments and anticipates that the town centre will be completed by 2031 (see Response 32c in Appendix D). The developer has advised that the delivery of the remaining parcels on phase 2 are likely to be brought forward in parallel with the delivery of the town centre, therefore between 2023 and 2036 (see Response 32c in Appendix D). The developer anticipates that 250-300 dwellings a year will be completed each year across the remainder of Northstowe – Phase 2 (see Response 32c in Appendix D).

C.240. As the developer has only provided detailed information on the anticipated completions from Central One within the next five years, the Council has therefore taken a conservative approach to the delivery of the remainder of phase 2. For the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on the remainder of phase 2 (excluding Central One) within the five year period.

C.241. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). Northstowe is already delivering new homes on phase 1 and phase 2a, and construction is anticipated to start on phase 2b in spring 2022, and therefore a gradual build up is already happening. In this case, there is clear evidence from the developers which indicates that in the later years of the five year period delivery will exceed 300 dwellings a year. Beyond the five year period, as anticipated delivery at Northstowe across all the different phases is less clear, the Council has taken a conservative approach to the delivery of this new settlement as a whole and has assumed that no more than 300 dwellings a year will be delivered. From 2027-2028, the Council has therefore reduced anticipated delivery on the remainder of

phase 2 and on phase 3 from that anticipated by Homes England. However, actual delivery could be higher than 300 dwellings a year and the split of completions across these phases may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.242. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the remainder of Northstowe – Phase 2 is considered developable as: the site is allocated in the Northstowe Area Action Plan, the site has outline planning permission, the site is in the ownership of a developer (Homes England), and the developer has advised that the remainder of phase 2 is likely to be brought forward between 2023 and 2036. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Phase 3

C.243. The land is allocated in the Northstowe Area Action Plan (adopted in July 2007). Phase 3b falls within the land originally identified as a reserve in the Northstowe Area Action Plan, and now allocated in the South Cambridgeshire Local Plan 2018. Phase 3 as a whole is anticipated to provide approximately 5,000 dwellings.

C.244. **Phase 3a**: the Council's planning committee in January 2022 approved an outline planning application for up to 4,000 homes, two primary schools, a local centre, secondary mixed use zones, open space and landscaped areas, sports pitches, and associated engineering and infrastructure works, subject to the completion of a s106 agreement.

C.245. **Phase 3b**: the Council's planning committee in February 2022 approved an outline planning application for phase 3b for up to 1,000 homes, a primary school, secondary mixed use zone, open space and landscaped areas, and engineering and infrastructure works, subject to the completion of a s106 agreement.

C.246. A Planning Performance Agreement (PPA) was agreed in March 2021 between the Council, Cambridgeshire County Council and Homes England for the outline planning application process for both phases 3a and 3b. The PPA sets out requirements and timescales for engagement, consideration and determination of the outline planning applications. The agreement is effective for the period up to the determination of the outline planning applications and in respect of reserved matters applications for strategic engineering and landscaping, and the discharge of any conditions and obligations and non-material amendments attached to that approval. Alternatively, it might be that further PPAs are agreed for later phases of development. The PPA allows the timetable to be reviewed

between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.

C.247. The developer (Homes England) anticipates that the formal decision notices granting both outline planning permissions will be issued in March 2022, following completion of the s106 agreements (see Response 33 in Appendix D). The developer has advised that they will start to bring forward reserved matters planning applications and to discharge planning conditions once each outline planning permission has been approved (see Response 33 in Appendix D). The developer has advised that some of the infrastructure relevant to phase 3a was consented as part of the infrastructure related to phase 2, and that this includes the central primary access road, dedicated bus only route, and southern access road west that connects Northstowe to the B1050 (see Response 33 in Appendix D). The developer has advised that this infrastructure is almost complete (see Response 33 in Appendix D).

C.248. The developer has advised that the delivery strategy for phase 3 is being refined and that they are progressing the acquisition of land owned by Cambridgeshire County Council that falls within phase 3b (see Response 33 in Appendix D). The developer has advised that no development partners have been secured yet as their approach is to release serviced parcels of land to housebuilders, and therefore strategic infrastructure works and other site wide strategies need to be progressed first (see Response 33 in Appendix D). The developer anticipates that reserved matters permission for further strategic infrastructure elements, such as earth works and engineering, will be secured in early 2023 and that construction will commence later in 2023 (see Response 33 in Appendix D).

C.249. The developer anticipates that reserved matters permission for the first residential parcel(s) on phase 3a will be secured in mid-2023, that construction will start on site in late 2023, and that the first dwelling(s) will be occupied in spring 2024 (see Response 33 in Appendix D). The developer anticipates that 250-300 dwellings per year will be completed across phases 3a and 3b (see Response 33 in Appendix D).

C.250. As the Council has only recently resolved to grant outline planning permission for both phase 3a and phase 3b, for the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on phase 3 within the five year period.

C.251. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). Northstowe is already delivering new homes on phase 1 and phase 2a, and construction is anticipated to start on phase 2b in spring 2022, and therefore a gradual build up

is already happening. In this case, there is clear evidence from the developers which indicates that in the later years of the five year period delivery will exceed 300 dwellings a year. Beyond the five year period, as anticipated delivery at Northstowe across all the different phases is less clear, the Council has taken a conservative approach to the delivery of this new settlement as a whole and has assumed that no more than 300 dwellings a year will be delivered. From 2027-2028, the Council has therefore reduced anticipated delivery on the remainder of phase 2 and on phase 3 from that anticipated by Homes England. However, actual delivery could be higher than 300 dwellings a year and the split of completions across these phases may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.252. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) phase 3 is considered developable as: the site is allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018, the site is in the ownership of a developer (Homes England), the Council's planning committee has resolved to grant both outline planning applications, some strategic infrastructure works are almost completed, and the developer anticipates that the first reserved matters planning permission for a residential parcel will be secured in mid-2023. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Land west of Station Road

C.253. The Council's planning committee in November 2021 gave officers delegated powers to approve an outline planning application (20/03598/OUT) for the demolition of an existing dwelling and the erection of up to 107 dwellings and employment and community uses, subject to the completion of a s106 agreement. The agent (on behalf of Endurance Estates) anticipates that the formal decision notice granting outline planning permission will be issued in March 2022, following completion of the s106 agreement (see Response 34 in Appendix D). The agent has advised that once outline planning permission has been secured the site will be marketed and sold to a housebuilder (see Response 34 in Appendix D). The agent anticipates that a reserved matters planning application will be submitted in late 2022, that construction will start on site in autumn 2023, that the first dwelling(s) will be completed in autumn 2024, and that the development will be completed in spring 2025 (see Response 34 in Appendix D).

C.254. As the formal decision notice for the approval of the outline planning application has not yet been issued and the agent has advised that the site will be marketed and sold, for the purposes of this housing trajectory no allowance has been

made for the delivery of dwellings on land west of Station Road within the five year period.

C.255. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). Northstowe is already delivering new homes on phase 1 and phase 2a, and construction is anticipated to start on phase 2b in spring 2022, and therefore a gradual build up is already happening. In this case, there is clear evidence from the developers which indicates that in the later years of the five year period delivery will exceed 300 dwellings a year. Beyond the five year period, as anticipated delivery at Northstowe across all the different phases is less clear, the Council has taken a conservative approach to the delivery of this new settlement as a whole and has assumed that no more than 300 dwellings a year will be delivered. From 2027-2028, the Council has therefore reduced anticipated delivery on the remainder of phase 2 and on phase 3 from that anticipated by Homes England. However, actual delivery could be higher than 300 dwellings a year and the split of completions across these phases may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.256. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the 106 dwellings (net) on this site are considered developable as: the site is allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018, the Council's planning committee has resolved to grant outline planning permission, and the agent has advised that once outline planning permission has been secured the site will be marketed and sold to a housebuilder. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Digital Park

C.257. An outline planning application (S/3854/19/OL) for up to 80 dwellings following the demolition of existing buildings was submitted in November 2019 (and validated in February 2021) and is being considered by the Council. Officers anticipate that this outline planning application will be considered by the Council's planning committee in spring 2022.

C.258. The agent (on behalf of Middlereach Ltd) has advised that it is likely that the site will be marketed and sold once outline planning permission has been secured, but that the owner is also considering developing the site (see Response 35 in Appendix D). The agent anticipates that a reserved matters planning application would be submitted within a year of securing outline planning permission (see Response 35 in Appendix D).

C.259. As the outline planning application has not yet been considered by the Council's planning committee and the agent has advised that the site is likely to be marketed and sold, for the purposes of this housing trajectory no allowance has been made for the delivery of dwellings on Digital Park within the five year period.

C.260. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). Northstowe is already delivering new homes on phase 1 and phase 2a, and construction is anticipated to start on phase 2b in spring 2022, and therefore a gradual build up is already happening. In this case, there is clear evidence from the developers indicates that in the later years of the five year period delivery will exceed 300 dwellings a year. Beyond the five year period, as anticipated delivery at Northstowe across all the different phases is less clear, the Council has taken a conservative approach to the delivery of this new settlement as a whole and has assumed that no more than 300 dwellings a year will be delivered. From 2027-2028, the Council has therefore reduced anticipated delivery on the remainder of phase 2 and on phase 3 from that anticipated by Homes England. However, actual delivery could be higher than 300 dwellings a year and the split of completions across these phases may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.261. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the 80 dwellings on this site are considered developable as: the site is allocated in the Northstowe Area Action Plan 2007 and the South Cambridgeshire Local Plan 2018, an outline planning application is being considered by the Council, and the agent has advised that once outline planning permission has been secured it is likely that the site will be marketed and sold to a housebuilder. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Waterbeach New Town

C.262. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/6) for a sustainable new town of approximately 8,000 to 9,000 dwellings. The Waterbeach New Town Supplementary Planning Document (SPD) was adopted in February 2019.

Waterbeach New Town – West

C.263. The site has 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. Urban & Civic are the 'master developer' for the western part of Waterbeach New Town. The Council has a Planning Performance Agreement (PPA) with Urban & Civic which states that decisions will be made within the statutory timeframes for the discharge of planning conditions and determining of planning applications unless otherwise agreed through reasoned justification.

C.264. **Key Phase 1** of the development will include approximately 1,600 dwellings, part of the town centre and a primary school. The Design Code for Key Phase 1 was approved through a discharge of conditions application (S/4383/19/DC) in June 2020.

C.265. Detailed planning permission (20/01649/REM) for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for **Key Phase 1 North** (KP1N) was approved in August 2020. The agent (on behalf of Urban & Civic) anticipates that the delivery of this infrastructure will be completed in April 2022 and has advised that this will allow for the delivery of a minimum of 924 dwellings within KP1N (see Response 36a in Appendix D).

C.266. **Northern Woods** (parcel 1, Stonebond Properties, 21/02400/REM) has detailed planning permission for 89 dwellings, which was approved in July 2021. The housebuilder has advised that infrastructure works started on site in November 2021 (see Response 36b in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in April 2022, that the first dwelling(s) will be completed in December 2022, and that the parcel will be completed in May 2024 (see Response 36b in Appendix D).

C.267. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 89 dwellings at Northern Woods fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Stonebond Properties), the housebuilder has advised that infrastructure works have started on site, and the housebuilder anticipates that the parcel will be completed in May 2024. There is no evidence that this parcel will not be delivered within five years.

C.268. **Eastern Woods** (parcel 2.1, CALA Homes, 21/03866/REM) has detailed planning permission for 89 dwellings, which was approved in December 2021. The housebuilder has advised that the land deal with Urban & Civic is due to be

completed in January 2022 (see Response 36c in Appendix D). The housebuilder anticipates that construction will start on site in March 2022, that the first dwelling(s) will be completed in February 2023, and that the parcel will be completed in May 2025 (see Response 36c in Appendix D).

C.269. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 111 dwellings at Eastern Woods fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (CALA Homes), the housebuilder anticipates that construction will start on site in March 2022, and the housebuilder anticipates that the parcel will be completed in May 2025. There is no evidence that this parcel will not be delivered within five years.

C.270. Pre-application discussions have been taking place relating to **Waterbeach Gardens** (parcels 2.2, 2.3, 4, 5.1, 5.2 and 5.3). The agent (on behalf of Urban & Civic) has advised that a detailed planning application for 300 dwellings at Waterbeach Gardens will be submitted in April 2022 (see Response 36a in Appendix D). The agent has advised that this parcel will be brought forward by Urban & Civic as build to rent accommodation (see Response 36a in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in November 2022, that the first dwelling(s) will be completed in September 2023, and that delivery will be at a rate of approximately 20 dwellings a month (see Response 36a in Appendix D).

C.271. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 300 dwellings at Waterbeach Gardens fall within part (b) of the definition of deliverable. This parcel is considered deliverable as: the parcel has outline planning permission, the parcel is in the ownership of a developer (Urban & Civic), the agent has advised that a reserved matters planning application will be submitted in April 2022, and the agent anticipates that construction will start on the first dwelling(s) in November 2022. There is clear evidence that housing completions will begin on this parcel within five years.

C.272. The agent anticipates that the next parcels within **KP1N** will be brought to the market in late 2022 / early 2023 (see Response 36a in Appendix D). As set out above, the infrastructure necessary to enable residential parcels to be delivered within KP1N is anticipated to be completed in April 2022, and therefore as soon as a development partner has been selected and reserved matters planning permission has been approved, new homes can be delivered. Excluding Northern Woods, Eastern Woods and Waterbeach Gardens, there are a further 424 dwellings that could be delivered within KP1N.

C.273. A detailed planning application (21/05581/REM) for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for **Key Phase 1 East** (KP1E) was submitted in December 2021 and is being considered by the Council. The agent (on behalf of Urban & Civic) anticipates that this planning application will be approved in March 2022, that construction of this infrastructure will start on site in Q2 2022, and that the delivery of this infrastructure will be complete in Q2 2023 (see Response 36a in Appendix D). The agent has advised that this infrastructure will allow for the delivery of a minimum of 528 dwellings within KP1E (see Response 36a in Appendix D). Similar to KP1N, once this infrastructure has been completed, new homes can be delivered as soon as a development partner has been selected and reserved matters planning permission has been approved.

C.274. The **remainder** of the western part of Waterbeach New Town has outline planning permission, which was approved in September 2019. A condition on the outline planning permission allows the landowners / developers twenty-five years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by September 2044.

C.275. The agent (on behalf of Urban & Civic) has advised that an assumed delivery of 250 dwellings a year is an appropriate conservative estimate of future delivery (see Response 36a in Appendix D). To achieve anticipated delivery of 250 dwellings a year in the later years of the five year period, the Council has assumed that along with Northern Woods, Eastern Woods and Waterbeach Gardens, there will be new homes provided on other parcels within KP1N and KP1E. As set out above, the necessary infrastructure needed to enable this is either anticipated to be completed in April 2022 (KP1N) or Q2 2023 (KP1E). Northern Woods and Eastern Woods are both anticipated to have their first completions about 18 months after the submission of their reserved matters planning applications. Therefore, as the next parcels within KP1N are anticipated to be marketed in late 2022 / early 2023, and following the same anticipated delivery timetable of 18 months from submission of a reserved matters application to first dwellings completed, the Council has assumed that additional parcels will be brought forward that will deliver new homes in 2025-2026 and 2026-2027.

C.276. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). A gradual build up is anticipated within the five year period from parcels within Waterbeach New Town West, and no anticipated completions are anticipated from Waterbeach New Town East (as set out in paragraph C.281 below). Beyond the five year

period, as anticipated delivery at Waterbeach New Town across both West and East is less clear, the Council has taken a conservative approach to the delivery of this new settlement as a whole and has assumed that no more than 300 dwellings a year will be delivered. As the agent (on behalf of Urban & Civic) anticipates that annual completions will be up to 250 dwellings a year, and this part of the site (Waterbeach New Town West) is further advanced in terms of delivery of new homes, the Council has therefore reduced anticipated delivery on the other part of the site (Waterbeach New Town East) from that previously anticipated by the agent (on behalf of RLW Estates). However, actual delivery could be higher than 300 dwellings a year and the split of completions across West and East may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.277. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the remainder of Waterbeach New Town West (which consists of those parcels that only have outline planning permission and have not been referred to above) falls within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- the site is controlled by a developer (Urban & Civic),
- the agent anticipates that the infrastructure for a minimum of 924 dwellings in KP1N will be completed in April 2022,
- a reserved matters application is being considered that will provide the infrastructure for a minimum of 528 dwellings in KP1E,
- the agent has advised that the next parcels within KP1N will be brought to the market in late 2022 / early 2023, and
- the agent has advised that an assumed delivery of 250 dwellings a year is an appropriate conservative estimate of future delivery.

There is clear evidence that housing completions will begin on the remainder of Waterbeach New Town West within five years.

Waterbeach New Town - East

C.278. The Council's planning committee in January 2021 gave officers delegated powers to approve an outline planning application for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces, subject to the completion of a s106 agreement. The draft planning conditions include a Grampian condition requiring connection to/from the A10 and the opening of the relocated railway station prior to any residential occupations.

C.279. Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020.

C.280. It is unclear exactly when this development will be started and completed as neither the landowner (RLW Estates) or their agent has provided a response. The agent has previously advised that delivery of the development will be through the 'master developer' delivery model and that once the site has been established and the rate of development has 'got up to speed', that build out would be consistently approximately 250 dwellings per year.

C.281. As the s106 agreement is still being negotiated, and the access road from the A10 needs to be delivered (in association with Waterbeach New Town West) and other enabling works and infrastructure need to be permitted and delivered before construction can start on any new homes, the Council has taken a conservative approach to the delivery of Waterbeach New Town East by making no allowance for housing on this site within the five year period.

C.282. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). A gradual build up is anticipated within the five year period from parcels within Waterbeach New Town West (as set out in paragraphs C.263 to C.277 above). Beyond the five year period, as anticipated delivery at Waterbeach New Town across both West and East is less clear, the Council has taken a conservative approach to the delivery of this new settlement as a whole and has assumed that no more than 300 dwellings a year will be delivered. As the agent (on behalf of Urban & Civic) anticipates that annual completions on the other part of the site (Waterbeach New Town West) will be up to 250 dwellings a year, and that part of the site is further advanced in terms of delivery of new homes, the Council has therefore reduced anticipated delivery on this part of the site (Waterbeach New Town East) from that previously anticipated by the agent (on behalf of RLW Estates). However, actual delivery could be higher than 300 dwellings a year and the split of completions across West and East may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.283. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the up to 4,500 dwellings on Waterbeach New Town East are considered developable as: the site is allocated in the South Cambridgeshire Local Plan 2018, and the Council has resolved to grant outline planning permission for the development. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Bourn Airfield New Village

C.284. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/7) for a new village of approximately 3,500 dwellings. The Bourn Airfield New Village Supplementary Planning Document (SPD) was adopted in October 2019.

C.285. The Council's planning committee in February 2021 gave officers delegated powers to approve an outline planning application for approximately 3,500 dwellings, employment, retail, and leisure uses, residential institutions, education and community facilities, and open space, subject to the completion of a s106 agreement and amendments to the proposed conditions. A further amendment to draft condition 13 has subsequently been agreed with the Chair and Vice Chair of the Council's planning committee, such that condition 13 is now proposed to be: "No more than 500 dwellings shall be occupied until such time as the Cambourne to Cambridge busway or an equivalent scheduled rapid mass transit passenger carrying service is operational between the new settlement hereby permitted and Cambridge. The first reserved matters application of each subsequent phase of housing or commercial development shall be accompanied by a Transport Assessment, to the satisfaction of the Local Planning Authority, in consultation with the Local Highway Authority. The commencement of construction of the subsequently approved buildings shall be subject to any reasonable measures first being implemented that may be required by the Local Planning Authority, in consultation with the Local Highway Authority, in the interests of the monitoring and management of transport in the vicinity of the site. The phases of development are those identified in the Phasing Plan to be submitted and approved under Condition 11 of this decision notice."

C.286. The draft condition reflects the close relationship between the delivery of the proposed development and the delivery of the Cambourne to Cambridge busway project. Policy SS/7 in the adopted South Cambridgeshire Local Plan 2018 sets out that the new village will be founded on a comprehensive movement network that connects key locations to encourage the use of sustainable modes of travel and that this includes: (i) the provision of a segregated bus link from Cambourne to Bourn Airfield new village; (ii) any measures necessary to ensure that a bus journey between Caldecote / Highfields and the junction of the A428 / A1303 is direct and unaffected by any congestion; and (iii) the provision of high quality bus priority measures or a busway between A1303 / A428 and Queens Road, Cambridge. The Greater Cambridge Partnership (GCP) Cambourne to Cambridge busway project is anticipated to deliver these requirements.

C.287. The Cambourne to Cambridge scheme has undergone extensive development and consultation. The outline business case was discussed by the GCP Executive Board at their meeting in December 2020, and the Board agreed that

an Independent Audit Review of the scheme should be undertaken and that the findings of this audit should be reported back to the Board in summer 2021. The Independent Audit Review was published in May 2021 and concluded that there was no reason why the scheme should not progress to the next stage in its development. The audit was discussed by the GCP Executive Board at their meeting in July 2021, and the Board agreed that the preferred route as set out in the outline business case should proceed to the next stage in the process, including that an Environmental Impact Assessment should be undertaken.

C.288. As part of the consideration of the outline planning application by the Council's planning committee in February 2021, the committee heard from the Greater Cambridge Partnership Transport Director who anticipated that the Cambourne to Cambridge busway scheme would be completed in 2027. The resolution to grant planning permission therefore took account of the decisions made at that point regarding the delivery of the Cambourne to Cambridge busway project.

C.289. The developer (Countryside) anticipates that the s106 agreement will be signed in February 2022 (see Response 38 in Appendix D). The developer has advised that following completion of the s106 agreement they will commence work on the various reserved matters applications, discharge of conditions applications, and infrastructure consents that are necessary to enable the commencement of development on this site (see Response 38 in Appendix D). The developer has advised that they will be the master developer for this development, and that they will deliver all the infrastructure and a number of residential parcels (see Response 38 in Appendix D). The developer has advised that they have not appointed any delivery partners for any other parcels at this time (see Response 38 in Appendix D).

C.290. The developer anticipates that the infrastructure works will start on site in spring 2023 (approximately a year after the completion of the s106 agreement) and that the first dwelling(s) will be completed in 2024 (see Response 38 in Appendix D). The developer anticipates that up to 190 dwellings a year will be completed (see Response 38 in Appendix D). The developer has advised that the main constraints on the delivery of the development are the condition on the outline planning permission limiting delivery on this development to 500 dwellings until the Cambridge to Cambourne scheme is operational and the potential route of East West rail that crosses the site (see Response 38 in Appendix D).

C.291. The s106 agreement is still being negotiated and officers anticipate that it will be signed in spring 2022. The Council therefore considers that the developer's anticipated delivery timetable for this development is too ambitious, and that it could be 9-12 months ahead of what is realistic and reasonable to achieve. The Councils have taken a conservative approach to delivery on this site and have

assumed that construction will start on the first dwelling(s) a year later than anticipated by the developer.

C.292. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). The Housing Delivery Study for Greater Cambridge also acknowledges that when considering build out rates it would be prudent to consider the proximity of nearby strategic sites and work with site promoters to understand whether competing sites (or sites reliant on the same infrastructure improvements) will reduce potential delivery rates (see Appendix A). Given the close proximity of Bourn Airfield New Village and Cambourne West to each other, the Council has always taken a more conservative approach to their delivery in terms of build out rates to take account of this. Beyond the five year period, as anticipated delivery across Bourn Airfield New Village and Cambourne West is less clear, the Council has taken a conservative approach to the delivery of these new settlements and has assumed that no more than 300 dwellings a year across both of these new settlements together will be delivered. The Council has therefore reduced anticipated delivery at Bourn Airfield New Village and on the remainder of Cambourne West from that anticipated by the developer / agent. However, actual delivery could be higher than 300 dwellings a year and the split of completions across these different developments may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.293. The Council's revised anticipated completions for this site result in 385 dwellings being anticipated within the five year period (2022-2027), and a total of 535 dwellings being anticipated by March 2028, and therefore no more than 500 dwellings are anticipated to be delivered before the Cambourne to Cambridge busway is completed in 2027. Although the developer has identified the potential route of East West Rail crossing the site as a constraint that may affect delivery, the developer has not indicated that this will prevent new homes being completed at this new settlement.

C.294. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), the approximately 3,500 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site is allocated in the South Cambridgeshire Local Plan 2018,
- the Council has resolved to grant outline planning permission for the site,
- the site is in the ownership of a developer (Countryside),
- the developer anticipates that the infrastructure works will start on site in spring 2023,
- the developer anticipates that the first dwelling(s) will be completed in 2024, and

- the developer anticipates that up to 190 dwellings a year will be completed.

There is clear evidence that housing completions will begin on site within five years.

Cambourne West

C.295. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/8) for a sustainable fourth linked village to Cambourne of approximately 1,200 dwellings with high levels of green infrastructure. The site has multiple landowners.

Land north west of Lower Cambourne (West Cambourne)

C.296. The site has outline planning permission for up to 2,350 dwellings, retail (use classes A1-A5), offices/light industry (use class B1), community and leisure facilities (use classes D1 and D2), two primary schools and one secondary school, open space, playing fields and landscaping. The planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018.

C.297. **Parcels 1.1a & 1.1b** (Bovis Homes, part of Vistry Group, S/4537/19/RM) have detailed planning permission for 200 dwellings. The housebuilder is marketing the parcel as Lunar Park. The housebuilder has advised that construction has started on the first dwelling(s), that the first dwelling(s) will be completed in 2022 and that the parcels will be completed in 2027 (see Response 39a in Appendix D).

C.298. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 200 dwellings on Parcels 1.1a & 1.1b fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Bovis Homes), the housebuilder has advised that construction has started on the first dwelling(s), and the housebuilder anticipates the parcels will be completed in 2027. There is no evidence that the parcels will not be delivered within five years.

C.299. **Parcel 1.2** (Taylor Wimpey, 20/01536/REM) has detailed planning permission for 190 dwellings. At March 2021, all 190 dwellings had not been started. The housebuilder is marketing the parcel as Burghley Green. The housebuilder has advised that a total of 2 dwellings had been completed by 31 December 2021 and anticipates that a further 10 dwellings will be completed between 1 January and 31 March 2022 (see Response 39b in Appendix D). This results in 12 dwellings anticipated to be completed in 2021-2022. The housebuilder

anticipates that the parcel will be completed in January 2025 (see Response 39b in Appendix D).

C.300. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 190 dwellings on Parcel 1.2 fall within part (a) of the definition of deliverable. This parcel is considered deliverable as: the parcel has detailed planning permission, the parcel is in the ownership of a housebuilder (Taylor Wimpey), the housebuilder has advised that the first two dwellings have been completed, and the housebuilder anticipates the parcel will be completed in January 2025. There is no evidence that the parcel will not be delivered within five years.

C.301. **Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b** (Taylor Wimpey, 20/01640/REM) have detailed planning permission for 286 dwellings. The housebuilder is marketing the parcel as Chivers Rise. The housebuilder has advised that construction has started on the first dwelling(s), that the first dwelling(s) will be completed in April 2022 and that the parcels will be completed in December 2026 (see Response 39c in Appendix D).

C.302. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 286 dwellings on Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Taylor Wimpey), the housebuilder has advised that construction has started on the first dwelling(s), and the housebuilder anticipates the parcels will be completed in December 2026. There is no evidence that the parcels will not be delivered within five years.

C.303. **Parcels 1.3a & 1.3d** (Vistry, 20/02543/REM) have detailed planning permission for 150 dwellings, which was approved in May 2021. The housebuilder anticipates that the first dwelling(s) will be completed in November 2022 and that the parcel will be completed in 2025-2026 (see Response 39d in Appendix D).

C.304. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 150 dwellings on Parcels 1.3a & 1.3d fall within part (a) of the definition of deliverable. These parcels are considered deliverable as: the parcels have detailed planning permission, the parcels are in the ownership of a housebuilder (Vistry), the housebuilder anticipates that the first dwelling(s) will be completed in November 2022, and the housebuilder anticipates the parcels will be completed in 2025-2026. There is no evidence that the parcels will not be delivered within five years.

C.305. The **remainder** of the site (up to 1,524 dwellings) has outline planning permission, which was approved in December 2017. A condition on the outline planning permission allows the landowners sixteen years for the submission of all reserved matters planning applications; therefore all reserved matters planning applications would need to be submitted by December 2033.

C.306. The agent (on behalf of Vistry and Taylor Wimpey) has advised that reserved matters planning applications will be submitted for the remaining residential parcels to enable the homes on this development to be delivered at a rate of approximately 200 dwellings per year (see Response 39e in Appendix D).

C.307. Pre-application discussions are being undertaken on two further parcels that together could accommodate around 250 dwellings. The pre-application discussions for one parcel are with a housebuilder that is not one of the existing housebuilders for this development (i.e. not Taylor Wimpey or Vistry). For the parcels with reserved matters permission on this development, it has taken or is anticipated to take 2-3 years from submission of a reserved matters application to actual or anticipated first dwellings completed. The Councils' typical assumptions for build out rates of new settlements are that each sales outlet will deliver approximately 50 dwellings a year (see Appendix A). Therefore, as pre-application discussions are being undertaken, and a new sales outlet is likely, the Council has assumed that additional parcels will be brought forward that will deliver new homes in 2025-2026 and 2026-2027.

C.308. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). The Housing Delivery Study for Greater Cambridge also acknowledges that when considering build out rates it would be prudent to consider the proximity of nearby strategic sites and work with site promoters to understand whether competing sites (or sites reliant on the same infrastructure improvements) will reduce potential delivery rates (see Appendix A). Given the close proximity of Cambourne West and Bourn Airfield New Village to each other, the Council has always taken a more conservative approach to their delivery in terms of build out rates to take account of this. Beyond the five year period, as anticipated delivery across Cambourne West and Bourn Airfield New Village is less clear, the Council has taken a conservative approach to the delivery of these new settlements and has assumed that no more than 300 dwellings a year across both of these new settlements together will be delivered. The Council has therefore reduced anticipated delivery on the remainder of Cambourne West and at Bourn Airfield New Village from that anticipated by the developer / agent. However, actual delivery could be higher than 300 dwellings a year and the split of completions across these different developments may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.309. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the remainder of this site falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the South Cambridgeshire Local Plan 2018, the site has outline planning permission, the site is in the ownership of housebuilders, and pre-application discussions are being undertaken on future parcels. There is clear evidence that housing completions will begin on this site within five years.

Land within the Business Park

C.310. This site has capacity for approximately 240 dwellings, and forms part of the overall capacity of the allocation of approximately 1,200 dwellings. Pre-application discussions have been undertaken.

C.311. The developer (South Cambridgeshire Investment Partnership) has advised that following pre-application discussions the scheme is being re-designed (see Response 40 in Appendix D). The developer has advised that they are in the process of preparing a full planning application for 270 dwellings and anticipates that the application will be submitted in July 2022 (see Response 40 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in June 2023, that the first dwelling(s) will be completed in June 2024, and that the development will be completed in 2028 (see Response 40 in Appendix D).

C.312. The principle of residential development on this site has been agreed through its allocation in the South Cambridgeshire Local Plan 2018. The allocation is identified as having an indicative capacity of 240 dwellings, however the South Cambridgeshire Local Plan 2018 sets out that the number of homes granted planning permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach. Therefore, for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 240 dwellings.

C.313. The Councils' typical assumptions for build out rates on new settlements are that up to 300 dwellings a year could be delivered, following a gradual build up over six years from 50 dwellings in the first year (see Appendix A). The Housing Delivery Study for Greater Cambridge also acknowledges that when considering build out rates it would be prudent to consider the proximity of nearby strategic sites and work with site promoters to understand whether competing sites (or sites reliant on the same infrastructure improvements) will reduce potential delivery rates (see Appendix A). Given the close proximity of Cambourne West and Bourn Airfield New Village to each other, the Council has always taken a more conservative approach to their delivery in terms of build out rates to take account of this. Beyond the five year period, as anticipated delivery across

Cambourne West and Bourn Airfield New Village is less clear, the Council has taken a conservative approach to the delivery of these new settlements and has assumed that no more than 300 dwellings a year across both of these new settlements together will be delivered. The Council has therefore reduced anticipated delivery on the remainder of Cambourne West and at Bourn Airfield New Village from that anticipated by the developer / agent. However, actual delivery could be higher than 300 dwellings a year and the split of completions across these different developments may happen in different proportions to that assumed for the purposes of this housing trajectory.

C.314. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site falls within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the South Cambridgeshire Local Plan 2018, the site is in the ownership of a developer (South Cambridgeshire Investment Partnership), pre-application discussions have been undertaken, the developer anticipates that a full planning application will be submitted in July 2022, and the developer anticipates that construction will start on the first dwelling(s) in June 2023. There is clear evidence that housing completions will begin on this site within five years.

Allocations in the Rural Area

C.315. The following sites are included in Table SC5 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

Fulbourn & Ida Darwin Hospitals

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/3	275 dwellings	28 September 2018	-	-	-	-
S/0670/17/OL	203 dwellings	-	Outline	28 February 2017	9 August 2017	7 November 2019
S/4469/18/PN	-	-	Prior Notification	28 November 2018	-	24 December 2018
20/05199/REM	203 dwellings	-	Reserved matters	16 December 2020	19 January 2022	-
Total	**203 dwellings**	**-**	**-**	**-**	**-**	**-**

C.316. The Site Specific Policies DPD (adopted in January 2010) originally allocated the Ida Darwin Hospital for redevelopment for housing, with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. This allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/3). The site was anticipated to provide up to 275 dwellings.

C.317. An outline planning application for up to 180 dwellings, a 70 unit extra care facility and open space was submitted to the Council in May 2013 along with a development brief for the site. The Council's planning committee in June 2014 endorsed the development brief as a material consideration for all subsequent planning applications, but refused the outline planning application due to the absence of any appropriate community facilities. Prior approval permission (S/4469/18/PN) for the demolition of 18 buildings including the water tower was given in December 2018, and the first phase of demolition has been completed.

C.318. Outline planning permission for up to 203 dwellings, land for community provision, and open space, following the demolition of existing buildings on site, was approved in November 2019. The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere.

C.319. The Council's planning committee in January 2022 resolved to grant reserved matters planning permission for 203 dwellings including affordable housing and land for community provision with access and associated works, open space and landscaping. However, due to an objection from Sport England the application has been referred to the Secretary of State, and the Council are waiting for confirmation on whether or not the application will be called in for his determination. A formal decision notice for the reserved matters application cannot be issued until this process has been completed.

C.320. The site is leased to a housebuilder (Morris Homes) by Homes England and the agreement will allow them to construct the dwellings on this development once a reserved matters planning application is approved. The housebuilder has advised that applications have been prepared ready to discharge the conditions on both the outline and reserved matters permissions (see Response 41 in Appendix D). The housebuilder has also advised that the building agreement with Homes England is being finalised and that contractors and suppliers are being tendered and appointed (see Response 41 in Appendix D). The housebuilder anticipates that construction of the roads and sewers will start in June 2022 (see Response 41 in Appendix D). The housebuilder anticipates that construction of the first dwelling(s) will start on site in November 2022 and that the first dwelling(s) will be completed in March 2023 (see Response 41 in Appendix D). The housebuilder anticipates that the development will be completed in 2028, on the basis that the NHS will vacate the second part of the site in 2026, however this may be later and therefore would delay the delivery of the final 51 dwellings (see Response 41 in Appendix D).

C.321. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 203 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site is allocated in the South Cambridgeshire Local Plan 2018, the site has outline planning permission, the site is leased to a housebuilder (Morris Homes) by Homes England, the Council has resolved to grant reserved matters planning permission, the housebuilder has advised that applications have been prepared ready to discharge planning conditions, the housebuilder anticipates that construction will start on the first dwelling(s) in November 2022, and the housebuilder anticipates that the first dwelling(s) will be completed in March

2023. There is clear evidence that housing completions will begin on site within five years.

Papworth Everard West Central

C.322. The Site Specific Policies DPD (adopted in January 2010) originally allocated an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/4). This redevelopment is anticipated to take the form of a number of separate developments of individual land parcels within the policy area.

Land south of Church Lane

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/4	mixed use redevelopment	27 September 2018	-	-	-	-
S/0623/13	58 dwellings and 8 live work units	-	Hybrid	5 April 2013	6 November 2013	31 October 2014
S/0307/17/RM	53 dwellings	-	Reserved Matters	6 February 2017	-	4 August 2017
Total	**61 dwellings**	**-**	**-**	**-**	**-**	**-**

C.323. A hybrid planning permission was approved in October 2014: 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 reserved matters planning permission for 53 dwellings was approved in August 2017. At March 2021, 24 dwellings had been completed and 37 dwellings were under construction.

C.324. The developer (Flagship Homes) is marketing the development as Printworks. The developer has advised that 21 dwellings had been completed by 31 December 2021 and anticipates that a further 9 dwellings will be completed between 1 January and 31 March 2022 (see Response 42 in Appendix D). The developer anticipates that the development will be completed by October 2022 (see Response 42 in Appendix D).

C.325. Compared to the information provided by the developer, the Council's monitoring looks to have overcounted the completions at 31 March 2021. The Council has therefore recorded 6 dwellings as anticipated to be completed between 1 April 2021 and 31 March 2022, as this is the number of additional plots anticipated to be completed by 31 March 2022 compared to those recorded as completed at 31 March 2021.

C.326. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 61 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Flagship Homes), the development is under construction, and the developer anticipates that the development will be completed by October 2022. There is no evidence that the site will not be delivered within five years.

Catholic Church site

C.327. The site has detailed planning permission for the demolition of the existing dilapidated church and erection of 4 dwellings. At March 2021, the existing church had been demolished, and construction had started on the 4 new dwellings. At February 2022, all 4 new dwellings had been completed.

Dales Manor Business Park, Sawston

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1a	200 dwellings	27 September 2018	-	-	-	-
Total	200 dwellings	-	-	-	-	-

C.328. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1a) for 200 dwellings and light industrial and office uses.

C.329. The landowners (Salmon Harvester) 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.

C.330. The Council's preferred approach as set out in the Greater Cambridge Local Plan – First Proposals is to not carry this allocation forward into the new Local Plan, as much of the site has been taken forward for redevelopment as employment land, making it no longer available for housing. As there is uncertainty regarding the delivery of residential development on the remainder of this site, the Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.331. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site is not considered deliverable or developable, as although the site is allocated in the South Cambridgeshire Local Plan 2018, there is uncertainty over whether housing will be delivered on the remainder of the site as non-residential development is being implemented on part of the site.

Land north of Babraham Road, Sawston

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1b	80 dwellings	27 September 2018	-	-	-	
S/3729/18/FL	158 dwellings	-	Full	20 September 2018	10 April 2019	28 August 2019
Total	**158 dwellings**	**-**	**-**	**-**	**-**	**-**

C.332. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1b) for 80 dwellings. The site has full planning permission for 158 dwellings and landscaping. At March 2021, 30 dwellings had been completed, 9 dwellings were under construction, and 119 dwellings had not been started.

C.333. The housebuilder (Hill) is marketing the development as The Hawthorns. The housebuilder has advised that a total of 59 dwellings had been completed by 31 December 2021 and anticipates that a further 28 dwellings will be completed between 1 January and 31 March 2022 (see Response 43 in Appendix D). This results in 57 dwellings anticipated to be completed in 2021-2022. The

housebuilder anticipates that the development will be completed by the end of 2022 (see Response 43 in Appendix D).

C.334. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 158 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a housebuilder (Hill), the development is under construction, and the housebuilder anticipates the development will be completed by the end of 2022. There is no evidence that the site will not be delivered within five years.

Land south of Babraham Road, Sawston

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1c	260 dwellings	27 September 2018	-	-	-	-
21/03955/FUL	280 dwellings	-	Full	31 August 2021	-	-
Total	**260 dwellings**	**-**	**-**	**-**	**-**	**-**

C.335. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1c) for 260 dwellings. A full planning application for 280 dwellings, two vehicular accesses from Babraham Road, and open space was submitted in August 2021 and is being considered by the Council.

C.336. The housebuilder (Redrow Homes) has advised that they are working with the case officer to ensure the full planning application can be considered by the Council's planning committee in March 2022 with a recommendation for approval (see Response 44 in Appendix D). The housebuilder has also advised that they have already circulated a draft s106 agreement, so that they hope the formal decision notice for approval of full planning permission could be issued in June 2022 (see Response 44 in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in 2022-2023, that the first dwelling(s) will be completed in 2023-2024, and that the development will be completed in 2028-2029 (see Response 44 in Appendix D).

C.337. Consultation is being undertaken on amendments to the design of the development, and officers anticipate that the reserved matters planning application will be considered by planning committee in spring 2022. The principle of residential development on this site has been agreed through its allocation in the South Cambridgeshire Local Plan 2018. The allocation is identified as having an indicative capacity of 260 dwellings, however the South Cambridgeshire Local Plan 2018 sets out that the number of homes granted planning permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach. Therefore, for the purposes of this housing trajectory, and until a planning permission is granted, the Council is only relying on this site to provide 260 dwellings.

C.338. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the 260 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as: the site is allocated in the South Cambridgeshire Local Plan 2018, the site is in the ownership of a housebuilder (Redrow Homes), a full planning application is being considered by the Council, and the housebuilder anticipates that construction will start on the first dwelling(s) in 2022-2023. There is clear evidence that housing completions will begin on site within five years.

Land west of New Road, Melbourn

C.339. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1e) for 65 dwellings. The site has multiple landowners and is being brought forward as two separate but complementary developments.

Land south west of Victoria Way

C.340. The site has full planning permission for 69 dwellings. At March 2021, 67 dwellings had been completed and 2 dwellings had not been started. At January 2022, the development had been completed (see Response 45 in Appendix D).

Land at 36 New Road

C.341. The site has full planning permission for the demolition of the existing dwelling and the erection of 22 dwellings and open space. At March 2021, the existing dwelling had been demolished and all 22 new dwellings had been completed.

Green End Industrial Estate, Gamlingay

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H1/f	90 dwellings	27 September 2018	-	-	-	-
S/2068/15/OL	85 dwellings	-	Outline	14 August 2015	22 April 2016	7 December 2016
S/4085/19/RM	85 dwellings	-	Reserved Matters	18 November 2019	-	18 June 2020
Total	**85 dwellings**	**-**	**-**	**-**	**-**	**-**

C.342. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1f) for 90 dwellings and light industrial, office and/or general industrial uses. The site has detailed planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of 90 dwellings and public open space. The planning permission covers approximately 75% of the allocation in the South Cambridgeshire Local Plan 2018 (adopted in September 2018). At March 2021, the existing 5 dwellings and industrial and office buildings had been demolished, and all 90 new dwellings were under construction.

C.343. The housebuilder (Morris Homes) is marketing the development as Downing Gardens. The housebuilder has advised that a total of 3 dwellings had been completed by 31 December 2021 and anticipates that a further 7 dwellings will be completed between 1 January and 31 March 2022 (see Response 46 in Appendix D). This results in 10 dwellings anticipated to be completed in 2021-2022. The housebuilder anticipates that the development will be completed around June 2023 (see Response 46 in Appendix D).

C.344. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 85 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Morris Homes), the development is under construction, and the housebuilder

anticipates that the development will be completed around June 2023. There is no evidence that the site will not be delivered within five years.

East of Rockmill End, Willingham

C.345. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1g) for 50 dwellings. The site has detailed planning permission for 72 dwellings, public open space, local equipped area of play and a pumping station. The planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018. At March 2021, 64 dwellings had been completed and 8 dwellings were under construction. At January 2022, the development had been completed (see Response 47 in Appendix D).

Land at Bennell Farm, West Street, Comberton

Policy or Planning Permission	**Proposal**	**Date Allocated**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
Policy H/1h	90 dwellings	27 September 2018	-	-	-	-
S/2204/15/OL	90 Dwellings	-	Outline	24 August 2015	11 May 2016	3 October 2016
S/1812/17/OL	90 dwellings	-	Outline	17 May 2017	6 September 2017	21 December 2017
S/4552/17/RM	90 Dwellings	-	Reserved matters	27 December 2017	-	1 October 2018
Total	**90 Dwellings**					

C.346. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1h) for 90 dwellings, a full size football pitch and changing facilities, and community car parking. The site has detailed planning permission for 90 dwellings and open space. At March 2021, 36 dwellings had been completed and 54 dwellings were under construction.

C.347. The housebuilder (Beechwood Estates) is marketing the development as The Birdlings. It is unclear exactly when the development will be completed as the

housebuilder has not provided a response, however, the agent previously anticipated that the development would be completed in 2022. At February 2022, Council Tax information records a total of 50 dwellings completed. This results in 14 dwellings anticipated to be completed in 2021-2022. The Council has assumed that the remainder of the development will be completed in 2022-2023.

C.348. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 90 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Beechwood Estates), and the development is under construction. There is no evidence that the site will not be delivered within five years.

Histon & Impington Station Area

C.349. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy E/8) for mixed use development, including commercial uses, community uses and residential development.

C.350. **The Bishops Site, Cambridge Road, Impington:** the site has full planning permission (S/0671/17/FL) for the demolition of the existing buildings and the erection of 35 dwellings, and a material start has been made so the planning permission remains extant. A new full planning application (21/02902/FUL) for a revised scheme of 38 dwellings was submitted in July 2021 and is being considered by the Council.

C.351. The agent (on behalf of Mitre Property Development Ltd) has advised that they are awaiting a decision on the new full planning application for the revised scheme of 38 dwellings, but anticipates that if this planning permission is approved imminently then construction could start on the first dwelling(s) in March / April 2022 (see Response 49 in Appendix D). The agent anticipates that the development will be completed in October 2023 (see Response 49 in Appendix D).

C.352. Officers anticipate that the new full planning application for the revised scheme of 38 dwellings will be considered by the Council's planning committee in spring 2022. Given that a decision on the new full planning application is likely to be later than anticipated by the agent, the Council has taken a conservative approach to delivery on this site and assumed that construction will start on the first dwelling(s) 6 months later than anticipated by the agent. The Council has therefore assumed that the development will be completed in 2024-2025. This is consistent with the Councils' typical assumptions for the delivery of a non-strategic site in the rural area – a lead-in time of 3 years from submission of the

full application to first dwelling(s) completed, and a build out rate of up to 40 dwellings a year (see Appendix A).

C.353. The principle of residential development on this site has been agreed through the allocation of this site within the South Cambridgeshire Local Plan 2018 and the extant full planning permission. For the purposes of this housing trajectory, and until an alternative planning application is approved, the Council is only relying on this site to provide 35 dwellings.

C.354. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 35 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the is in the ownership of a developer (Mitre Property Development Ltd), the agent anticipates that construction will start on the first dwelling(s) in March/April 2022, and the agent anticipates that the development will be completed in October 2023. There is no evidence that the site will not be delivered within five years.

C.355. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** the site has full planning permission (S/0783/17/FL) 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 March 2021, all 12 dwellings had been completed.

C.356. **Station Road Garage, Station Yard, Station Road, Histon:** the site has outline planning permission (S/2010/17/OL) for 32 dwellings and amenity space, which was approved in September 2019. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by September 2022.

C.357. It is unclear when this development will be started and completed as neither the landowner (Clark Brothers) or their agent has provided a response. The agent had previously advised that discussions had been undertaken with several developers to bring forward the delivery of this site, that site assessment and design work was being undertaken to inform the reserved matters application and discharge of conditions, and that a reserved matters application would be submitted in spring 2021. However, no pre-application discussions have been undertaken and no reserved matters application has been submitted. As there is uncertainty regarding the delivery of this site as the landowner only has about 6 months in which to submit a reserved matters application, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.358. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site is not considered deliverable or developable, as although the site has outline planning permission, the Council has no clear evidence that housing will be delivered on this site and that the outline planning permission will not lapse.

Unallocated Sites with Planning Permission

C.359. The following sites are included in Table C4 or Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

C.360. The sites in South Cambridgeshire marked with a * are 'Five Year Supply' sites. These were planning applications that were permitted as a departure from the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officer's assessment of the planning application in a delegation report or planning committee report, or the Inspector's assessment of the planning application in an appeal decision.

Land off Sandy Lane and land off Elizabeth Way, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
C/03/0406	18 dwellings	Full	15 April 2003	-	5 November 2004
C/03/1241	5 dwellings	Full	18 November 2003	3 March 2004	23 May 2005
06/0544/FUL	1 dwelling	Full	23 May 2006	19 July 2006	24 November 2006
18/1193/FUL	4 dwellings	Full	3 August 2018	-	4 February 2019
19/0819/OUT	7 dwellings	Outline	13 June 2019		11 October 2019
21/01065/FUL	26 dwellings	Full	8 March 2021	-	-
Total	**35 dwellings**	**-**	**-**	**-**	**-**

C.361. The site has full planning permissions for 24 dwellings approved between November 2004 and November 2006, and a material start has been made on these planning permissions in the form of an access road so that they remain extant. The site has a further full planning permission for 5 dwellings following

the demolition of a House in Multiple Occupation approved in February 2019, and the agent has advised that a material start has been made on this planning permission in the form of the installation of drainage works so that it remains extant (see Response 51 in Appendix D). The site has a further outline planning permission for 9 dwellings following the demolition of 2 existing dwellings. A condition on this outline planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by October 2022.

C.362. A full planning application for 26 dwellings was submitted in March 2021 and is being considered by the Council. This alternative proposal is intended to replace the four extant planning permissions for 28 dwellings (net). The planning statement submitted with the planning application sets out that this new alternative proposal would provide 26 market homes and would be linked to the existing outline planning permission for 7 dwellings (net) which would provide the affordable homes.

C.363. The agent (on behalf of Littlebury Property Limited) has advised that they hope the new full planning application will be determined positively in spring 2022 (see Response 51 in Appendix D). The agent has advised that either a reserved matters application or an application to renew the outline application will be submitted in advance of the expiry of the current outline planning permission (see Response 51 in Appendix D). The agent has advised that subject to planning, construction will start on the first dwelling(s) in summer 2022 and anticipates that the development will be completed in March 2024 and occupied by late summer 2024 (see Response 51 in Appendix D).

C.364. Officers are in ongoing discussions with the agent regarding the new full planning application and are seeking agreement for a viability assessment to be undertaken. Officers anticipate that the new full planning application will be considered by the Council's planning committee later in 2022. Given these ongoing discussions it is likely that a decision on the new full planning application will be made later in 2022 than anticipated by the agent. The Council has therefore taken a conservative approach to delivery on this site and assumed that the first dwelling(s) will be completed a year later than anticipated by the agent. The Council has assumed that the development will be completed in 2025-2026, with the demolition of the existing dwellings in the preceding year.

C.365. The principle of residential development on this site has been agreed through the full and outline planning permissions for 35 dwellings (net, 38 new dwellings and the demolition of 2 existing dwellings and a House in Multiple Occupation). Therefore, for the purposes of this housing trajectory, and until an alternative

planning permission is granted, the Council is relying on this site to provide 35 dwellings (net).

C.366. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 35 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has extant full and outline planning permissions, the agent has advised that subject to planning construction will start on the first dwelling(s) in summer 2022, and the agent anticipates that the development will be completed in March 2024. There is no evidence that the site will not be delivered within five years.

Hayling House, Fen Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
16/0617/FUL	13 dwellings	Full	19 April 2016	31 August 2016	21 August 2017
Total	**13 dwellings**	**-**	**-**	**-**	**-**

C.367. The site has full planning permission for demolition of the existing dwelling and erection of 14 dwellings. At March 2021, the existing dwelling had been demolished and 4 new dwellings in block 2 had been completed, but the remaining 10 new dwellings in blocks 1 and 3 had not been started. Approval was granted in November 2021 for revisions to the design of blocks 1 and 3 (21/03577/S73).

C.368. It is unclear exactly when the development will be completed as the developer (Crickmore Developments) has not provided a response. However, at February 2022, in addition to the 4 completed dwellings, the foundations were in place for the 4 dwellings in block 1. The Council has therefore assumed that both the 4 dwellings in block 1 that are under construction and the 6 dwellings in block 3 that are not started will be completed in 2022-2023.

C.369. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 13 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and the development is under construction. There is no evidence that the site will not be delivered within five years.

71-73 Fen Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
21/00659/FUL	12 dwellings	Full	12 February 2021	7 July 2021	18 November 2021
Total	**12 dwellings**	**-**	**-**	**-**	**-**

C.370. The site has full planning permission for the demolition of the existing buildings and the erection of 12 dwellings, which was approved in November 2021. The developer (Cambridge Investment Partnership) has advised that the Council is seeking funding to enable the delivery of the development and anticipates a decision on this in April 2022 (see Response 53 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in June 2022, that the first dwelling(s) will be completed in December 2023, and that the development will be completed in January 2024 (see Response 53 in Appendix D).

C.371. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 12 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the developer anticipates that construction will start on the first dwelling(s) in June 2022, and the developer anticipates that the development will be completed in January 2024. There is no evidence that the site will not be delivered within five years.

Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
05/1329/FUL	16 dwellings	Full	17 December 2005	-	5 December 2007
Total	**16 dwellings**	**-**	**-**	**-**	**-**

C.372. The site has full planning permission for 16 dwellings. At March 2021, 2 dwellings had been completed and 14 dwellings had not been started. It is unclear exactly when the development will be completed as the landowner (Sorrento Hotel) has not provided a response. As the two dwellings were completed several years ago with no further progress on the site since, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site by 2041.

C.373. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), this site is not considered deliverable or developable as although the site has an extant full planning permission, there is uncertainty over whether housing will be delivered on the remainder of the site.

64-68 Newmarket Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
14/1905/FUL	80 dwellings	Full	5 December 2014	3 February 2016	13 September 2017
21/04564/PRIOR	demolition of 4 dwellings	Prior Approval	15 October 2021	-	10 December 2021
Total	**80 dwellings**	**-**	**-**	**-**	**-**

C.374. The site had full planning permission for the demolition of 4 existing dwellings and the erection of a mixed used development comprising 84 dwellings, A1-A3 use commercial space and public realm enhancement, however this planning permission has now lapsed. The site has prior approval permission for the demolition of the existing buildings (including 4 dwellings).

C.375. The agent (on behalf of User Friendly Properties Ltd) has advised that the landowner allowed the full planning permission to lapse as it was not their intention to build out the development, but that demolition of the existing buildings (including the 4 dwellings) has recently commenced (see Response 55 in Appendix D). The agent has advised that the landowners are currently looking at an alternative scheme for this site (see Response 55 in Appendix D).

C.376. Within the information submitted with the planning application for the demolition of the existing buildings, it states that the demolition process will be completed in less than 2 months, therefore as the agent has advised that demolition has commenced it is anticipated that the existing dwellings will be demolished in 2021-2022.

C.377. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) the demolition of the 4 existing dwellings on this site are considered deliverable, however the erection of a mixed use development (including 84 dwellings) is not considered deliverable or developable as the full planning permission for this scheme has lapsed.

212-214 Newmarket Road, Cambridge

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
18/1679/FUL	13 dwellings	Full	29 October 2018	-	12 June 2020
Total	**13 dwellings**	**-**	**-**	**-**	**-**

C.378. The site has full planning permission for 13 dwellings and commercial space (Use Classes A1, A2, B1 and D1) following the demolition of the existing building. Discharge of conditions applications are being considered by the Council, and officers are working with the developer to ensure that all conditions can be discharged.

C.379. The developer (Factory Estates) has advised that they have been working to make the scheme viable and deliverable since they acquired the site in July 2021, as the location and design of the development, delays in the discharge of conditions, and funding for the scheme are all constraints affecting its delivery (see Response 56 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in April 2022 and that the development will be completed in mid-2023 (see Response 56 in Appendix D).

C.380. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 13 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Factory Estates), discharge of conditions applications are being considered by the Council, the developer anticipates that construction will start on the first dwelling(s) in April 2022, and the developer anticipates that the development will be completed in mid-2023. There is no evidence that the site will not be delivered within five years.

Chartwell House, 620-622 Newmarket Road, Cambridge

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
19/0767/B1C3	11 dwellings	Prior Approval	3 June 2019	-	29 July 2019
Total	**11 dwellings**	**-**	**-**	**-**	**-**

C.381. The site has prior approval permission for change of use of office to 11 dwellings. The agent (on behalf of Paddock Street Holdings Ltd) has advised that construction is due to commence in March 2022 and anticipates that the development will be completed in late 2022 (see Response 57 in Appendix D).

C.382. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 11 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has prior approval permission, the agent has advised that construction is due to commence in March 2022, and the agent anticipates that the development will be completed in late 2022. There is no evidence that the site will not be delivered within five years.

23 and 25 Hills Road, Cambridge

C.383. The site has full planning permission for 10 dwellings and retail units following demolition of the existing buildings. At March 2021, the existing buildings had been demolished and all 10 new dwellings were under construction. At January 2022, the development had been completed (see Response 58 in Appendix D).

291 Hills Road, Cambridge

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
18/0715/DEMDET	demolition of a dwelling	Prior Notification	8 May 2018	-	4 June 2018
17/1372/FUL	14 dwellings	Full	8 August 2017	-	5 August 2019
18/0806/FUL	13 dwellings	Full	18 May 2018	29 August 2018 11 June 2019	16 August 2019
Total	**14 dwellings**	**-**	**-**	**-**	**-**

C.384. The site has full planning permission for the demolition of existing buildings (including a dwelling) and the erection of 15 dwellings. At March 2021, the existing dwelling had been demolished, however no construction had started on the 15 new dwellings.

C.385. The developer (Enterprise Property Group) is marketing the development as providing 15 new dwellings. The developer has advised that construction has started on the new dwellings (see Response 59 in Appendix D). The developer anticipates that the development will be completed in September 2022 (see Response 59 in Appendix D).

C.386. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 14 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Enterprise Property Group), the developer has advised that construction has started on the new dwellings, and the developer anticipates the development will be completed

in September 2022. There is no evidence that the site will not be delivered within five years.

Cambridge Carpets, 213 Mill Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
17/1527/FUL	14 dwellings	Full	29 August 2017	16 December 2017	20 December 2017
Total	**14 dwellings**	**-**	**-**	**-**	**-**

C.387. The site has full planning permission for 14 dwellings and a retail unit following the demolition of existing buildings on site. At March 2021, the existing buildings had been demolished, however no construction had started on the 14 new dwellings.

C.388. The developer (HTS Estates Ltd) is advertising the development as 213 Mill Road. The developer has advised that construction has started on the new dwellings and anticipates that the development will be completed in summer 2022 (see Response 60 in Appendix D).

C.389. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (HTS Estates), the development is under construction, and the developer anticipates that the development will be completed in summer 2022. There is no evidence that the site will not be delivered within five years.

18 Chesterton Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/0242/FUL	8 dwellings	Full	25 February 2019	8 January 2020	15 January 2020
Total	**8 dwellings**	**-**	**-**	**-**	**-**

C.390. The site has full planning permission for the demolition of the three existing dwellings and the erection of 11 new dwellings. A condition on the full planning permission requires that the development begins within three years from the date of the approval. At March 2021, no construction had started on site.

C.391. The Council understands that the site is in the process of being sold but has been unable to identify the new landowner. It is therefore unclear exactly when the development will be started or completed as the Council has not received a response from the existing landowner or their agent and has been unable to contact the potential new landowner or their agent. Although the site is in the process of being sold, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. The Council has taken a conservative approach to delivery on this site and assumed that this development will start on site just before the full planning permission expires in January 2023, and therefore that the existing buildings (including 3 dwellings) will be demolished in 2023-2024 and that the new dwellings will be completed in 2024-2025.

C.392. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 8 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, and there is no known impediment to the delivery of new homes on this site. There is no evidence that the site will not be delivered within five years.

St Regis House and 108 Chesterton Road, Cambridge

C.393. The site has full planning permission for the erection of college accommodation (providing 53 student bedrooms and 24 self contained student flats), the refurbishment of existing college accommodation (8 student bedrooms), and the erection of 14 dwellings following demolition of the existing buildings (including

63 student bedrooms). At March 2021, the existing buildings (including 63 student bedrooms) had been demolished, the 53 student bedrooms and 24 self contained student flats had been completed, the refurbishment of the 8 student bedrooms had been completed, and the 14 dwellings were under construction. At January 2022, the development had been completed (see Response 62 in Appendix D).

121-125 Chesterton Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/1098/FUL	19 dwellings	Full	7 August 2019	1 July 2020	14 May 2021
Total	**19 dwellings**	**-**	**-**	**-**	**-**

C.394. The site has full planning permission for demolition of the existing building and provision of a mixed use development comprising 19 houses in multiple occupation, and three 'flexible use' retail units, which was approved in May 2021. A condition on the full planning permission requires that the development begins within three years from the date of the permission.

C.395. The agent (on behalf of Pan Albion LLP) has advised that the scheme with planning permission is not viable or right for the market place, and therefore alternative schemes are being considered by the landowners (see Response 63 in Appendix D).

C.396. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 19 dwellings on this site fall within part (a) of the definition of deliverable. However, the 19 dwellings on this site are not considered deliverable or developable as although the site has full planning permission, the agent has advised that the scheme with planning permission is not viable or right for the market place.

141 Ditton Walk, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
15/1020/FUL	14 dwellings	Full	10 June 2015	04 November 2015	29 November 2017
Total	**14 dwellings**	**-**	**-**	**-**	**-**

C.397. The site has full planning permission for 14 dwellings. At March 2021, 4 dwellings had been completed and 10 dwellings were under construction.

C.398. The developer (This Land) is marketing the development as Cityglades. The developer has advised that a total of 11 dwellings had been completed by 31 December 2021 and anticipates that no further dwellings will be completed between 1 January and 31 March 2022 (see Response 64 in Appendix D). This results in 7 dwellings anticipated to be completed in 2021-2022. The developer anticipates that the remaining 3 dwellings on this development will be completed in Q4 2022 (see Response 64 in Appendix D).

C.399. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 14 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (This Land), the development is under construction, and the developer anticipates that the development will be completed in Q4 2022. There is no evidence that the site will not be delivered within five years.

National Institute of Agricultural Botany Headquarters Building, Huntingdon Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
18/1451/B1C3 (relates to the 1920s and 1960s sections of the building)	71 dwellings (superseded)	Prior Approval	13 September 2018	-	08 November 2018
20/01501/PRI030 (relates to 1920s section of the building)	68 dwellings	Prior Approval	28 February 2020	-	20 May 2020
20/01768/PRI030 (relates to 1960s section of the building)	81 dwellings (superseded)	Prior Approval	19 March 2020	-	20 May 2020
20/03334/PRI030 (relates to the library)	7 dwellings	Prior Approval	31 July 2020	-	24 September 2020
20/03335/PRI030 (relates to 1960s section of the building)	95 dwellings	Prior Approval	31 July 2020	-	24 September 2020
Total	**170 dwellings**	**-**	**-**	**-**	**-**

C.400. The site has prior approval permissions for the change of use of the existing office building to residential (170 dwellings). A condition on each prior approval permission is that the development must be completed within three years from its approval. At March 2021, construction had started on the change of use of the 1920s section of the building into 68 dwellings, however no construction had started on the change of use of the library or 1960s buildings into 102 dwellings.

C.401. It is unclear exactly when the change of use of the 1920s section of the building will be completed as neither the landowner (Marchingdale Developments Limited) or their agent have provided a response. However, Vertex Living are marketing the development as Chapter House, and are taking reservations as the development is being delivered as Build to Rent units. At February 2022, the development appears to be externally complete but with some internal works ongoing. The Council has therefore assumed that the development will be completed in 2021-2022.

C.402. The agent has previously advised that the other two prior approval permissions for a total of 102 dwellings will not be implemented as an alternative proposal for this area of the site is being pursued. A full planning application (21/03609/FUL) for 291 Build to Rent units and a 202 bed Apart-Hotel with associated facilities was submitted in August 2021 by Vertex Living and is being considered by the Council. The agent has advised that if planning permission is approved, the 291 Build to Rent units will be completed in 2024-2025 (see Response 65 in Appendix D).

C.403. For the purposes of this housing trajectory, and until a planning permission is granted for the alternative proposed development, the Council is only relying on this site to deliver dwellings that have prior approval permission. Given that the agent has previously advised that two of the prior approval permissions will not be implemented, the Council has taken a conservative approach to delivery on this site by only relying on this site to deliver the prior approval permission for the 68 dwellings that are nearing completion.

C.404. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 170 dwellings on this site fall within part (a) of the definition of deliverable. Of this, 68 dwellings within the 1920s building are considered deliverable as: the site has prior approval permission, the site is in the ownership of a developer (Marchingdale Developments Limited), and the development is nearing completion. There is no evidence that these 68 dwellings will not be delivered within five years. However, the remaining 102 dwellings within the 1960s building and library are not considered deliverable or developable as although the site has prior approval permissions, the agent has previously advised that these two prior approval permissions will not be implemented as an alternative proposal for this area of the site is being pursued.

Land between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens), Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
18/1993/FUL	9 dwellings	Full	18 December 2018	7 August 2019	14 October 2019
Total	**9 dwellings**	**-**	**-**	**-**	**-**

C.405. The site has full planning permission for the erection of college accommodation (including 24 new family apartments), the refurbishment and extension of 27 Barton Road, and the demolition of demolition of the existing buildings (including 15 dwellings). At March 2021, the existing 15 dwellings had been demolished, 12 new dwellings were under construction, and 12 new dwellings had not been started. The agent (on behalf of King's College) anticipates that the development will be completed in summer / autumn 2022 ready for occupation in the academic year beginning September 2022 (see Response 66 in Appendix D).

C.406. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the development is under construction, and the agent anticipates that the development will be completed in summer / autumn 2022. There is no evidence that the site will not be delivered within five years.

31 Barton Road, Cambridge

C.407. The site has full planning permission for the conversion of the existing building containing 4 flats into 11 dwellings, and the erection of 2 dwellings. At March 2021, the development was under construction. The developer (CamProp) is advertising the development as 31 Barton Road. At February 2022, the development had been completed (see Response 67 in Appendix D).

66-80B Colville Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/1034/FUL	45 dwellings	Full	24 July 2019	6 November 2019	31 December 2019
Total	**45 dwellings**	**-**	**-**	**-**	**-**

C.408. The site has full planning permission for the demolition of 24 dwellings and the erection of 69 new affordable dwellings. At March 2021, the existing 24 dwellings had been demolished, 63 dwellings were under construction, and the remaining 6 dwellings had not been started.

C.409. The developer has advised that no dwellings are anticipated to be completed in 2021-2022 (see Response 68 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in summer 2022 and that the development will be completed in autumn 2022 (see Response 68 in Appendix D).

C.410. The developer has advised that only 67 new affordable dwellings will now be delivered through the implementation of this planning permission, and that the remaining 2 dwellings will now be within the boundary of the next phase of the development (see Response 68 in Appendix D). Taking account of the information provided by the developer, the housing trajectory only assumes that 67 new dwellings will be delivered on this site, and therefore that this site will deliver 43 dwellings (net).

C.411. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 43 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed in autumn 2022. There is no evidence that the site will not be delivered within five years.

Essex House, 71 Regent Street, Cambridge

C.412. The site has prior approval permission for change of use of office to 13 dwellings and full planning permission for change of use of community space to 2

dwellings. At March 2021, the development was under construction. At January 2022, the development had been completed (see Response 69 in Appendix D).

63 New Street, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
18/0090/FUL	9 dwellings	Full	17 January 2018	-	9 December 2019
Total	**9 dwellings**	**-**	**-**	**-**	**-**

C.413. The site has full planning permission for the demolition of the existing dwelling and the erection of 10 new dwellings. At March 2021, the existing dwelling had been demolished, however no construction had started on the 10 new dwellings.

C.414. The developer (Blues Property) is advertising the development as Lacon House. The developer has advised that the development is under construction and anticipates that the development will be completed in mid-August 2022 (see Response 70 in Appendix D).

C.415. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Blues Property), the developer has advised that the development is under construction, and the developer anticipates that the development will be completed in mid-August 2022. There is no evidence that the site will not be delivered within five years.

67-97A Campkin Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/1616/FUL	43 dwellings	Full	22 November 2019	4 March 2020	29 May 2020
Total	**43 dwellings**	**-**	**-**	**-**	**-**

C.416. The site has full planning permission for the demolition of 32 dwellings and the erection of 75 new affordable dwellings and a new community facility. At March 2021, the existing 32 dwellings had been demolished, however no construction had started on the 75 new dwellings. The developer (Cambridge Investment Partnership) anticipates that the first dwelling(s) will be completed in spring 2023 and that the development will be completed in summer 2023 (see Response 71 in Appendix D).

C.417. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 43 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the development is under construction, and the developer anticipates that the development will be completed in summer 2023. There is no evidence that the site will not be delivered within five years.

Land off Clerk Maxwell Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/1734/FUL	35 dwellings	Full	17 December 2019	1 July 2020	30 October 2020
Total	**35 dwellings**	**-**	**-**	**-**	**-**

C.418. The site has full planning permission 35 dwellings. The housebuilder (Hill) is marketing the development as Trinity Gate. The housebuilder has advised that construction started on site in September 2021 (see Response 72 in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in Q4 2022 and that the development will be completed in Q3 2023 (see Response 72 in Appendix D).

C.419. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 35 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a housebuilder (Hill), the housebuilder has advised that construction has started on site, and the housebuilder anticipates that the development will be completed in Q3 2023. There is no evidence that the site will not be delivered within five years.

The Meadows Community Centre, St Catharines Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/1756/FUL & S/4532/19/FL	78 dwellings	Full	20 December 2019	4 August 2020	24 November 2020
Total	**78 dwellings**	**-**	**-**	**-**	**-**

C.420. The site has full planning permissions for the demolition of the existing community centre and the erection of a new community hub, 78 affordable dwellings, and a replacement multi-use games area. The development includes land in both South Cambridgeshire and Cambridge City, and 22 dwellings will be in Cambridge and 56 dwellings will be in South Cambridgeshire. Conditions on the two planning permissions require that the development begins within three years of the date of the permission for the development within Cambridge and within five years from the date of the permission for the development within South Cambridgeshire.

C.421. The developer (Cambridge Investment Partnership) has advised that phase 1 is under construction and that construction has started on the 22 dwellings in Cambridge (see Response 73 in Appendix D). The developer anticipates that the 22 dwellings in Cambridge will be completed in summer 2023 (see Response 73 in Appendix D). The developer anticipates that construction will start on the 56

dwellings in South Cambridgeshire in summer 2023 and that these dwellings will be completed in summer 2025 (see Response 73 in Appendix D).

C.422. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 78 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the developer has advised that phase 1 is under construction, and the developer anticipates that the development will be completed in summer 2025. There is no evidence that the site will not be delivered within five years.

Buchan Street Neighbourhood Centre, Cambridge

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
19/1757/FUL	28 dwellings	Full	20 December 2019	5 August 2020	-
Total	**28 dwellings**	**-**	**-**	**-**	**-**

C.423. The site has full planning permission for the demolition of the existing community centre, shop and cafe and erection of new shop (use class A1), community cafe (use class A1/A3/D1), 28 affordable dwellings and open space. A condition on the planning permission requires that the development begins within five years from the date of the permission.

C.424. The developer (Cambridge Investment Partnership) has advised that the delivery of this site is related to the delivery of the development at The Meadows Community Centre (see paragraphs C.420 to C.422 above) as the existing community facilities on this site need to be relocated to the new community building on that development, before this site can be redeveloped (see Response 74 in Appendix D). The developer has advised that the development at The Meadows Community Centre is progressing well and anticipates that the community facilities from this site will be relocated in spring 2023 (see Response 74 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in summer 2023, that the first dwellings(s) will be completed in spring 2025, and that the development will be completed in summer 2025 (see Response 74 in Appendix D).

C.425. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 28 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), the developer anticipates that construction will start on the first dwelling(s) in summer 2023, and the developer anticipates that the development will be completed in summer 2025. There is no evidence that the site will not be delivered within five years.

509 Coldhams Lane, Cambridge

C.426. The site has a certificate of lawful use or development for the change of use from offices (Use Class B1a) to 33 dwellings. At March 2021, all 33 dwellings were under construction. At January 2022, the development had been completed (see Response 75 in Appendix D).

Small Sites of 9 dwellings or less in Cambridge

C.427. At 31 March 2021, there were 103 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less, where the development was under construction. A list of these sites is provided in Appendix E (see Figure 15). It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed between 2021 and 2023, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.428. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.

C.429. At 31 March 2021, there were 241 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less, where no construction had started on site. A list of these sites is provided in Appendix E (see Figure 16). It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development had not started at 31 March 2021 it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 6% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A.

C.430. However, before the 6% allowance for non-delivery has been applied, the Council has reviewed all the small sites that had not started at 31 March 2021 with a planning permission that would lapse by 31 March 2022. If the Council has been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. This review has resulted in a loss of 29 dwellings from the small sites with planning permission that were not under construction at 31 March 2021.

C.431. After the 6% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 199 dwellings are anticipated to be completed between 2021 and 2026, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.432. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no evidence that these sites will not be delivered within five years.

C.433. Between 1 April and 31 December 2021, 50 dwellings were approved on new small sites of 9 dwellings or less. A list of these sites is provided in Appendix E (see Figure 17). It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and therefore it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 6% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A. On this basis, 47 dwellings are anticipated to be completed between 2022 and 2027, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.434. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no evidence that these sites will not be delivered within five years.

The Meadows Community Centre, St Catharines Road, Cambridge

C.435. The commentary on this site is provided in paragraphs C.420 to C.422 above.

Land at 22 Linton Road, Balsham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2830/15/OL	36 dwellings	Outline	5 November 2015	-	14 March 2017
S/0255/17/OL	36 dwellings	Outline	10 April 2017	-	6 October 2017
S/2729/18/RM	36 dwellings	Reserved Matters	17 July 2018	-	8 November 2018
Total	**36 dwellings**	**-**	**-**	**-**	**-**

C.436. The site has detailed planning permission for 36 dwellings. At March 2021, 30 dwellings had been completed, 4 dwellings were under construction and 2 dwellings had not been started.

C.437. The housebuilder (Matthew Homes) is marketing the development as Pear Tree Gardens. The housebuilder has advised that a total of 34 dwellings had been completed by February 2022 and that the remaining 2 dwellings would be completed later in February 2022 (see Response 76 in Appendix D). This results in 6 dwellings anticipated to be completed in 2021-2022.

C.438. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 36 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Matthew Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in February 2022. There is no evidence that the site will not be delivered within five years.

Hallmark Hotel, Bar Hill *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0851/16/FL	40 dwellings	Full	24 March 2016	-	5 June 2017
Total	**40 dwellings**	**-**	**-**	**-**	**-**

C.439. The site has full planning permission for 40 dwellings and a children's play area. At March 2021, all 40 dwellings were under construction. Discharge of conditions applications, Non-Material Amendment applications, a variation of conditions application, and a modification to the s106 agreement are being considered by the Council, and officers are working with the developer to resolve the outstanding planning issues.

C.440. The developer (Sanctuary Group) anticipates that the first dwelling(s) will be completed in May 2022, subject to planning, and that the development will be completed in circa April 2023 (see Response 77 in Appendix D).

C.441. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 40 dwellings on this site fall with part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Sanctuary Group), the development is under construction, and the developer anticipates that the development will be completed in circa April 2023. There is no evidence that the site will not be delivered within five years.

Former CEMEX Works, Haslingfield Road, Barrington *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2365/14/OL	220 dwellings	Outline	8 October 2014	3 June 2015	27 October 2016
S/3485/18/RM	220 dwellings	Reserved Matters	10 September 2018	-	29 November 2019
S/1427/19/RM	220 dwellings	Reserved Matters	10 April 2019	-	23 September 2019
Total	**220 dwellings**	**-**	**-**	**-**	**-**

C.442. The site has detailed planning permission for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units, open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton Station, and associated works. At March 2021, 2 dwellings were under construction and 218 dwellings had not been started.

C.443. The housebuilder (Redrow Homes) is marketing the development as All Saints Gardens. The housebuilder has advised that no dwellings had been occupied by 31 December 2021 and anticipates that 7 dwellings will be occupied between 1 January and 31 March 2022 (see Response 78 in Appendix D). The housebuilder anticipates that the development will be completed in 2026-2027 (see Response 78 in Appendix D).

C.444. Within the 7 dwellings anticipated to be occupied by 31 March 2022, the housebuilder has not included the two show homes (plots 141 and 142). This difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). The Council has therefore recorded 9 dwellings as anticipated to be completed in 2021-2022, as this is the number of dwellings anticipated to be occupied plus the two show homes. Two less occupations have been included in 2026-2027 to take account of the show homes already having been recorded as completed.

C.445. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 220 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Redrow Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in 2026-2027. There is no evidence that the site will not be delivered within five years.

Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
S/1199/13/OL	20 dwellings	Outline	03 June 2013	06 August 2014	05 November 2015
S/2253/16/RM	20 dwellings	Reserved Matters	20 October 2016	-	15 January 2018
Total	**20 dwellings**	**-**	**-**	**-**	**-**

C.446. The site has detailed planning permission for 20 dwellings. At March 2021, 6 dwellings had been completed on plots 1-6, 9 dwellings were under construction and 5 dwellings had not been started. The developer (Westgate Construction) has advised that an additional dwelling (plot 7) had been completed by 31 December 2021 and anticipates that the remaining 13 dwellings (plots 8-20) will be completed by 31 March 2022 (see Response 79 in Appendix D).

C.447. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 20 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the development is under construction, and the developer anticipates that the development will be completed by 31 March 2022. There is no evidence that the site will not be delivered within five years.

East of Spring Lane, Bassingbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1745/16/OL	30 dwellings	Outline	01 July 2016	02 November 2016	23 March 2017
S/0905/19/RM	30 dwellings	Reserved Matters	06 March 2019	-	31 July 2019
Total	**30 dwellings**	**-**	**-**	**-**	**-**

C.448. The site has detailed planning permission for 30 dwellings, additional parking for Bassingbourn Surgery, and public open space. The housebuilder (Beech Grove Homes, part of Sanctuary Group) is marketing the development as The Hawthorns. The developer (Sanctuary Group) has advised that they are in the process of selecting their preferred contractor to build the development and they anticipate that construction will start on the first dwelling(s) in summer 2022 (see Response 80 in Appendix D). The developer anticipates that the development will be completed in autumn 2023 (see Response 80 in Appendix D).

C.449. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 30 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Sanctuary Group), the developer anticipates that construction will start on the first dwelling(s) in summer 2022, and the developer anticipates that the development will be completed in autumn 2023. There is no evidence that the site will not be delivered within five years.

26 South End, Bassingbourn

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0331/15/FL	9 dwellings	Full	17 February 2015	-	12 September 2017
Total	**9 dwellings**	**-**	**-**	**-**	**-**

C.450. The site has full planning permission for demolition of the existing dwelling and erection of 10 dwellings. An obligation within the s106 agreement requires that no more than 4 dwellings can be occupied until either planning permission has been approved for 4 affordable dwellings on a nearby site within the village or a commuted sum in lieu of the provision of affordable housing has been paid to the Council. At March 2021, the existing dwelling had been demolished, one new dwelling had been completed, and 9 new dwellings had not been started.

C.451. The developer (Wood Oak Ltd) anticipates that 2 further dwellings will be completed by spring 2022 (see Response 81 in Appendix D). The developer has advised that the remaining 7 dwellings are on hold until the Council has approved the associated planning application for 4 affordable dwellings at 56 Spring Lane (S/1141/19/FL) but anticipates that these remaining dwellings will be completed within three years of approval of that planning application (see Response 81 in Appendix D).

C.452. The 4 affordable dwellings on the associated site at 56 Spring Lane (S/1141/19/FL) are being brought forward by the Elbourn Memorial Housing Trust and a first draft of the s106 agreement for this application is being considered by the Council. The Council anticipates that it will be able to approve this planning application for 4 affordable dwellings later in 2022. On this basis, the Council has assumed that the remaining 7 dwellings at 26 South End will be completed within the five year period.

C.453. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 9 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Wood Oak Ltd), the site is under construction, and the developer anticipates that the remaining dwellings will be completed within three years of approval of S/1141/19/FL. There is no evidence that the site will not be delivered within five years.

Land east of Highfields Road, Caldecote *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2510/15/OL	140 dwellings	Outline	28 September 2015	-	5 July 2017
S/4619/18/RM	66 dwellings	Reserved matters	6 December 2018	9 October 2019	14 November 2019
Total	**66 dwellings**	**-**	**-**	**-**	**-**

C.454. The site had outline planning permission for up to 140 dwellings, informal public open space and children's play area, community orchard and allotments, and surface water flood mitigation and attenuation; however this planning permission has lapsed. The site has detailed planning permission for 66 dwellings on phase 1. At March 2021, 13 dwellings had been completed and 55 dwellings were under construction.

C.455. The housebuilder (Linden Homes, part of the Vistry Group) is marketing the development as All Angels Park. The housebuilder has advised that a total of 12 dwellings had been completed by 31 December 2021 and anticipates that a further 8 dwellings will be completed between 1 January and 31 March 2022 (see Response 82 in Appendix D). The housebuilder anticipates that the development will be completed in November 2022 (see Response 82 in Appendix D).

C.456. Within the 13 dwellings completed by 31 March 2021, the Council has recorded the two show homes (on plots 1 and 2) as being completed, whereas within the 12 dwellings completed by 31 December 2021, the housebuilder has not included these show homes (on plots 1 and 2). This difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). Alongside this, the Council's monitoring still looks to have overcounted the completions at 31 March 2021. The Council has therefore recorded 9 dwellings as anticipated to be completed in 2021-2022, as this is the number of additional plots anticipated to be completed by 31 March 2022 compared to those recorded as completed at 31

March 2021. Two less completions have been included in 2022-2023 to take account of the two show homes already having been recorded as completed.

C.457. A full planning application (21/02265/FUL) for 74 dwellings on phase 2 of the development was refused in February 2022. Although phase 2 previously had outline planning permission, that outline planning permission has lapsed. For the purposes of the housing trajectory, the Council is only relying on this site to deliver 66 dwellings on phase 1.

C.458. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 66 dwellings on phase 1 of this site fall within part (a) of the definition of deliverable. Phase 1 is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Linden Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in November 2022. There is no evidence that Phase 1 of this development will not be delivered within five years.

Rear of 18-28 Highfields Road, Highfields Caldecote *

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
S/2047/16/FL	71 dwellings	Full	08 August 2016	02 August 2017	14 September 2016
Total	**71 dwellings**				

C.459. The site has full planning permission for 71 dwellings, open space, and a car park for school/community use. At March 2021, 66 dwellings had been completed and 5 dwellings were under construction.

C.460. The remaining five dwellings are not being delivered by the housebuilder (CALA Homes) who completed the majority of the development. It is therefore unclear exactly when these remaining 5 dwellings will be completed as the Council has been unable to identify the landowner and therefore contact them or their agent. However, at February 2022, 2 of the 5 dwellings are well under construction but unlikely to be completed by 31 March 2022, and the remaining 3 dwellings are only at foundation level. The Council has therefore assumed that none of these 5

remaining dwellings will be completed before 31 March 2022, and that as these dwellings are under construction they will be completed in 2022-2023.

C.461. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 71 dwellings on this site fall within part (a) of the definition of deliverable. The site is considered deliverable as the site has full planning permission and the 5 remaining dwellings are under construction. There is no evidence that this site will not be delivered within five years.

Land off Grafton Drive, Caldecote *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2764/16/OL	58 dwellings	Outline	19 October 2016	-	20 December 2017
S/3835/19/RM	58 dwellings	Reserved Matters	8 November 2019	8 July 2020	20 July 2020
Total	**58 dwellings**	**-**	**-**	**-**	**-**

C.462. The site has detailed planning permission for 58 dwellings with public open space. At March 2021, 2 dwellings had been completed and 56 dwellings were under construction.

C.463. The housebuilder (Balfour Beatty Homes) is marketing the development as The Habitat. The housebuilder has advised that a total of 9 dwellings had been completed by 31 December 2021 and anticipates that a further 10 dwellings will be completed between 1 January and 31 March 2022 (see Response 83 in Appendix D). This results in 17 dwellings anticipated to be completed in 2021-2022. The housebuilder anticipates that the development will be completed in 2022-2023 (see Response 83 in Appendix D).

C.464. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 58 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Balfour Beatty Homes), the development is under construction, and the

housebuilder anticipates that the development will be completed in 2022-2023. There is no evidence that the site will not be delivered within five years.

Land off Bartlow Road, Castle Camps *

C.465. The site has detailed planning permission for 10 dwellings. At March 2021, all 10 dwellings were under construction. The housebuilder (Arbora Homes) is marketing the development. At February 2022, the development had been completed (see Response 84 in Appendix D).

Land off Rampton Road, Cottenham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2413/17/OL	199 dwellings	Outline	10 July 2017	-	9 August 2017
S/2549/19/RM	199 dwellings	Reserved Matters	24 July 2019	12 February 2020	18 February 2020
S/2679/19/RM	199 dwellings	Reserved Matters	31 July 2019	12 February 2020	18 February 2020
Total	**199 dwellings**	**-**	**-**	**-**	**-**

C.466. The site has duplicate detailed planning permissions for 200 dwellings and demolition of 117 Rampton Road, informal public open space and children's play area, and surface water flood mitigation and attenuation. At March 2021, the existing dwelling had been demolished, 13 new dwellings had been completed, 23 new dwellings were under construction, and 164 new dwellings had not been started.

C.467. The housebuilder (Redrow Homes) is marketing the development as Cottenham Grove. The housebuilder has advised that a total of 15 new dwellings had been completed by 31 December 2021 and anticipates that a further 6 new dwellings will be completed between 1 January and 31 March 2022 (see Response 85 in Appendix D). This results in 8 dwellings anticipated to be completed in 2021-2022. The housebuilder anticipates that the development will be completed in 2025 (see Response 85 in Appendix D).

C.468. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 199 dwellings (net) on this site fall within part (a) of

the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Redrow Homes), the development is under construction, and the housebuilder anticipates the development will be completed in 2025. There is no evidence that the site will not be delivered within five years.

Land at Oakington Road, Cottenham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1606/16/OL	121 dwellings	Outline	20 June 2016	9 August 2017	14 December 2017
S/2281/18/RM	121 dwellings	Reserved matters	13 June 2018	16 January 2019	25 January 2019
Total	**121 dwellings**	**-**	**-**	**-**	**-**

C.469. The site has detailed planning permission for 121 dwellings and open space. At March 2021, 73 dwellings had been completed, 5 dwellings were under construction, and 43 dwellings had not been started.

C.470. The housebuilder (Charles Church, part of the Persimmon Homes group) is marketing the development as Redland Grange. The housebuilder has advised that a total of 97 dwellings had been completed by 31 December 2021 and anticipates that a further 15 dwellings will be completed between 1 January and 31 March 2022 (see Response 86 in Appendix D). The housebuilder anticipates that the development will be completed in June 2022 (see Response 86 in Appendix D).

C.471. Within the 73 dwellings completed by 31 March 2021, the Council has recorded the show home (on plot 1) as being completed, whereas within the 97 dwellings completed by 31 December 2021, the housebuilder has not included the show home (on plot 1). This difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). The Council has therefore recorded 40 dwellings as anticipated to be completed in 2021-2022, as this is the number of additional plots anticipated to be completed by 31 March 2022 compared to those recorded as completed at 31 March 2021. One less completion has been included in

2022-2023 to take account of the show home already having been recorded as completed.

C.472. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 121 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Charles Church), the development is under construction, and the housebuilder anticipates the development will be completed in June 2022. There is no evidence that the site will not be delivered within five years.

Land north east of Rampton Road, Cottenham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2876/16/OL & S/2876/16/NMA1	154 dwellings	Outline	21 October 2016	31 August 2017	10 May 2018
21/01881/REM	140 dwellings	Reserved matters	23 April 2021	10 November 2021	12 November 2021
Total	**140 dwellings**	**-**	**-**	**-**	**-**

C.473. The site has detailed planning permission for 140 dwellings, which was approved in November 2021. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. Discharge of Conditions applications are being considered by the Council.

C.474. The housebuilder (Tilia Homes) has advised that the discharge of conditions is ongoing and anticipates that construction will start on site in April 2022 (see Response 87 in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in October 2022 and that the development will be completed in April 2026 (see Response 87 in Appendix D).

C.475. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 140 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Tilia Homes), the Council is considering discharge of conditions applications, the

housebuilder anticipates that construction will start on the first dwelling(s) in April 2022, and the housebuilder anticipates that the development will be completed in April 2026. There is no evidence that the site will not be delivered within five years.

Land at Potton End, Eltisley

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3182/19/FL	12 dwellings	Full	11 September 2019	-	9 December 2020
Total	**12 dwellings**	**-**	**-**	**-**	**-**

C.476. The site has full planning permission for a rural exception site for affordable housing (consisting of 9 affordable dwellings and 3 market dwellings). A condition on the planning permission requires that the development begins within three years from the date of the permission.

C.477. The registered provider (Hastoe Housing Association) has advised that they have tendered for a contractor to build the 9 affordable dwellings and are awaiting a response from Homes England regarding funding for the affordable homes (see Response 88 in Appendix D). The registered provider anticipates that construction will start on the first affordable dwelling(s) in spring 2022, and that the affordable dwellings will be completed in spring 2023 (see Response 88 in Appendix D). The landowner has advised that the 3 market dwellings will be delivered alongside and following the same timetable as the affordable dwellings (see Response 88 in Appendix D).

C.478. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 12 dwellings on the site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the landowner and registered provider anticipate that construction will start on the first dwelling(s) in spring 2022, and the landowner and registered provider anticipate that the development will be completed in spring 2023. There is no evidence that the site will not be delivered within five years.

Land at Teversham Road, Fulbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0202/17/OL	110 dwellings	Outline	23 January 2017	09 August 2017	26 October 2017
S/3290/19/RM	110 dwellings	Reserved Matters	20 September 2019	-	-
Total	**110 dwellings**	**-**	**-**	**-**	**-**

C.479. Outline planning permission for up to 110 dwellings with public open space was approved in October 2017. A reserved matters planning application for up to 110 dwellings with public open space was refused in October 2021 and an appeal has been lodged against this refusal.

C.480. The agent on behalf of the landowner (Castlefield International Ltd) has previously advised that the landowner will be the developer for this scheme. The agent has also indicated that if the appeal is allowed that construction of the first dwelling(s) would start on site in Q4 2023, that the first dwelling(s) would be completed in Q3 2024, and that the development would be completed in Q4 2025 (see Response 89 in Appendix D).

C.481. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site is not considered deliverable or developable as unless the appeal is allowed and reserved matters planning permission is granted, the site does not have planning permission and therefore the Council does not have any clear evidence that housing completions will begin on site within five years.

South of West Road, Gamlingay *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2367/16/OL	29 dwellings	Outline	01 September 2016	01 February 2017	06 February 2016
S/1338/15/OL	29 dwellings	Outline	27 May 2015	-	05 May 2017
S/3868/18/RM	29 dwellings	Reserved Matters	17 October 2018	-	5 January 2022
Total	29 dwellings	-	-	-	-

C.482. The site has detailed planning permission for 29 dwellings, which was approved in January 2022. A condition on the outline planning permission requires that the development begins not later than 18 months from the date of approval of the last of the reserved matters.

C.483. The developer (Bushmead Homes, part of BPHA) has advised that they are seeking the discharge of pre-commencement conditions and that their start on site is dependent on how quickly this process takes (see Response 90 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in 2023/2024 and that the development will be completed in 2024-2026 (see Response 90 in Appendix D).

C.484. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 29 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Bushmead Homes), the developer has advised that they are seeking the discharge of pre-commencement conditions, and the developer anticipates that the development will be completed in 2024-2026. There is no evidence that the site will not be delivered within five years.

16-22 High Street & 1-4 Michael's Close, Girton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/4302/19/FL	9 dwellings	Full	10 December 2019	10 June 2020	16 October 2020
Total	**9 dwellings**	**-**	**-**	**-**	**-**

C.485. The site has full planning permission for 15 dwellings and a small office building following the demolition of 6 existing dwellings and an office. At March 2021, the six existing dwellings had been demolished, however no construction had started on the new dwellings.

C.486. The landowner (Girton Town Charity) has advised that the development is under construction (see Response 91 in Appendix D). The landowner anticipates that the development will be completed in October 2022 (see Response 91 in Appendix D).

C.487. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 9 dwellings (net) on the site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the landowner has advised that the development is under construction, and the landowner anticipates that the development will be completed in October 2022. There is no evidence that the site will not be delivered within five years.

Land north of Linton Road, Great Abington *

C.488. The site has detailed planning permissions for 15 dwellings. At March 2021, all 15 dwellings were under construction. At January 2022, the development had been completed (see Response 92 in Appendix D).

Land adjacent to Mores Meadow, Great Shelford

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/4279/19/FL	21 dwellings	Full	3 December 2019	10 June 2020 11 November 2020	16 April 2021
Total	**21 dwellings**	**-**	**-**	**-**	**-**

C.489. The site has full planning permission for 21 dwellings (almshouses), the relocation of the allotments and the provision of public open space, which was approved in April 2021. The agent (on behalf of Great Shelford Parochial Charities) has advised that the development is under construction (see Response 93 in Appendix D). The agent anticipates that the development will be completed and occupied in 2022-2023 (see Response 93 in Appendix D).

C.490. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 21 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has a full planning permission, the agent has advised that the development is under construction, and the agent anticipates that the development will be completed in 2022-2023. There is no evidence that the site will not be delivered within five years.

South of Thompsons Meadow, Trap Road, Guilden Morden *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3077/16/OL	16 dwellings	Outline	16 November 2016	02 August 2017	24 October 2017
20/03151/REM	16 dwellings	Reserved Matters	20 July 2020	13 April 2021	13 May 2021
Total	**16 dwellings**				

C.491. The site has detailed planning permission for 16 dwellings, which was approved in May 2021. The housebuilder (Peter David Homes) is marketing the development as coming soon. The agent (on behalf of Peter David Homes) anticipates that construction will start on site in March/April 2022 and that the development will be completed 20 months later (see Response 94 in Appendix D).

C.492. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 16 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Peter David Homes), the agent anticipates that construction will start on site in March/April 2022, and the agent anticipates that the development will be completed 20 months later. There is no evidence that the site will not be delivered within five years.

West of Grace Crescent, Hardwick *

C.493. The site has detailed planning permission for 98 dwellings. At March 2021, 82 dwellings had been completed and 16 dwellings were under construction. At February 2022, the development had been completed (see Response 95 in Appendix D).

South of 279 St Neots Road, Hardwick *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3064/16/OL	153 dwellings	Outline	29 November 2016	02 August 2017	14 August 2018
20/02728/REM	153 dwellings	Reserved Matters	17 June 2020	-	16 December 2020
Total	**153 dwellings**	**-**	**-**	**-**	**-**

C.494. The site has detailed planning permission for 155 dwellings following demolition of two existing dwellings, with areas of landscaping and public open space. At March 2021, the two existing dwellings had been demolished, 7 dwellings were under construction, and 148 dwellings had not been started.

C.495. The development is being brought forward through a partnership between Latimer (by Clarion Housing Group) and Hill, and the housebuilder (Hill) is marketing the development as Capstone Fields. The housebuilder has advised that the showhome had been completed by 31 December 2021 and anticipates that a further 10 dwellings will be completed between 1 January and 31 March 2022 (see Response 96 in Appendix D). The housebuilder anticipates that the development will be completed in August 2024 (see Response 96 in Appendix D).

C.496. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 153 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Hill) and is being brought forward through a partnership between Latimer and Hill, the development is under construction, and the housebuilder anticipates that the development will be completed in August 2024. There is no evidence that the site will not be delivered within five years.

Former Waste Water Treatment Facility, Cambridge Road, Hauxton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2184/16/OL	32 dwellings	Outline	26 August 2016	4 April 2018	29 January 2021
Total	**32 dwellings**	**-**	**-**	**-**	**-**

C.497. The site has outline planning permission for the demolition of existing structures, remediation of the site, and erection of up to 32 dwellings and open space. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by January 2024.

C.498. The landowner (Bridgemere Group) has advised that the heavily contaminated land requires remediation and that this needs to be carried out before construction could start on the first dwelling(s) in potentially 2025 or 2026 (see Response 97 in Appendix D. The landowner anticipates that the first dwelling(s) will be completed in 2026 and that the development will be completed in 2034 (see Response 97 in Appendix D). The landowner anticipates that 4 dwellings will be completed each year (see Response 97 in Appendix D).

C.499. Given the previous use(s) on this site, there are contamination issues that will require remediation works to be undertaken before any construction works can start on site, and therefore the Council has taken a conservative approach to delivery on this site. No allowance has been made for housing on this site within the five year period; however it is still anticipated that the development will come forward by 2041.

C.500. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site has outline planning permission, and the landowner anticipates that construction could start on the first dwellings in 2025 or 2026. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Wellcome Genome Campus, Hinxton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/4329/18/OL	1,500 dwellings	Outline	7 December 2018	24 October 2019	18 December 2020
Total	**1,500 dwellings**	**-**	**-**	**-**	**-**

C.501. The site has outline planning permission for a phased mixed use development comprising of: up to 150,000 sqm of flexible employment uses (falling within Use Classes B1, B2 and B8); up to 1,500 residential dwellings (including Houses in Multiple Occupation); supporting community uses and social infrastructure including a nursery, conference facility and associated hotel, retail uses including shops, restaurants and cafes, and bars; and leisure uses. A condition on the planning permission allows the landowner up to twenty years for the submission of all reserved matters planning applications. Discharge of conditions applications are being considered by the Council.

C.502. The homes permitted on this development are specifically for existing and future Campus workers, to enable retention of staff and provide a competitive offer for future employees. The s106 agreement does however allow for homes within this development to be sold on the open market or to be let to non-Campus occupants if certain events occur. Although the homes permitted are specifically for campus workers, they still contribute towards delivering the housing requirement as if these homes were not delivered, homes would be needed elsewhere to meet this need. The Inspector for the New Road, Over appeal (APP/W0530/W/20/3264242) concluded in January 2022 that it is appropriate for this development to be counted towards delivering the housing requirement.

C.503. The Council has a Planning Performance Agreement (PPA) with Urban & Civic which relates to the implementation stages of the outline planning permission, including pre-application advice and determination of outline discharge of conditions applications, reserved matters applications, and s106 agreement requirements. The PPA includes a detailed programme for the initial workstream associated with the first reserved matters application and the tranche of site wide strategies, including pre-application meetings, which are required to be submitted prior to or concurrently with the first reserved matters application on the existing campus and those required for the first reserved matter application

on the expansion land. The PPA has been designed to provide for reviews and supplemental details to agree further details, including timings, for a specific workstream or application(s).

C.504. The agent (on behalf of Urban & Civic) has advised that following approval of the outline planning permission Urban & Civic were appointed as master developer and delivery partner for this development (see Response 98 in Appendix D). The agent has advised that Urban & Civic have instructed a multi-disciplinary team to progress the implementation of the scheme and that a number of inter-related workstreams are being progressed in tandem to facilitate delivery as soon as possible (see Response 98 in Appendix D).

C.505. The agent has advised that applications for the discharge of site wide pre-reserved matters conditions are being considered by the Council and anticipates that applications for the discharge of pre-commencement conditions will be submitted in February 2022 (see Response 98 in Appendix D). The agent anticipates that applications that will allow early enabling works, including earthworks and landscaping, will be submitted in March 2022 and has advised that commencement of these works is scheduled for Q3 2022 (see Response 98 in Appendix D).

C.506. The agent has advised that design work for the scheme has commenced and anticipates that the Strategic Development Guide (site wide development and design guide) that will provide a design framework for the whole development and all its associated infrastructure will be submitted in April 2022 (see Response 98 in Appendix D). The agent anticipates that a full planning application for new bridges to link the existing campus with this development and a reserved matters application for new site accesses off the A1301 will be submitted in spring 2022 (see Response 98 in Appendix D). The agent anticipates that the reserved matters application for the first phase of infrastructure (primary and secondary roads, drainage, and utilities) will be submitted in Q3 2022, and that the first reserved matters application for dwellings will be submitted in Q4 2022 (see Response 98 in Appendix D).

C.507. The agent anticipates that on-site infrastructure works will commence in Q2 2023 (see Response 98 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q3 2023 and that the first dwelling(s) will be completed in 2024-2025 (see Response 98 in Appendix D). The agent anticipates that the first 350 dwellings will be completed by the end of 2025 and that reserved matters applications for residential parcels will be submitted to enable delivery of circa 200 dwellings per year (see Response 98 in Appendix D). The agent has advised that there is already demand for 150 dwellings from EMBL and that the delivery of new homes will be less impacted by market

influences than on other strategic sites due to the different model of housing delivery agreed for this site (see Response 98 in Appendix D).

C.508. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021), the 1,500 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable and developable as:

- the site has outline planning permission,
- Urban & Civic have been appointed as the master developer and delivery partner for the scheme,
- the development is providing homes specifically for existing and future Wellcome Campus workers,
- applications for the discharge of site wide pre-reserved matters conditions are being considered by the Council and the agent anticipates that further applications for the discharge of pre-commencement conditions will be submitted in February 2022,
- the agent anticipates that applications that will allow early enabling works, including earthworks and landscaping, will be submitted in March 2022 and the agent has advised that commencement of these works is scheduled for Q3 2022,
- the agent has advised that design work has commenced and anticipates that the Strategic Development Guide will be submitted in April 2022,
- the agent anticipates that a reserved matters application for new site accesses off the A1301 will be submitted in spring 2022,
- the agent anticipates that the reserved matters application for the first phase of infrastructure (primary and secondary roads, drainage, and utilities) will be submitted in Q3 2022 and that on-site infrastructure works will commence in Q2 2023,
- the agent anticipates that the first reserved matters application for dwellings will be submitted in Q4 2022, that construction will start on the first dwelling(s) in Q3 2023, and that the first dwelling(s) will be completed in 2024-2025, and
- the agent anticipates that reserved matters applications for residential parcels will be submitted to enable delivery of circa 200 dwellings per year.

There is clear evidence that housing completions will begin on site within five years.

Land north and south of Bartlow Road, Linton *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1963/15/OL	55 dwellings	Outline	11 August 2015	2 August 2017	1 September 2017
S/2073/19/OL	55 dwellings	Outline	13 June 2019	-	-
S/2501/19/RM	55 dwellings	Reserved Matters	22 July 2019	13 November 2019	15 November 2019
Total	**55 dwellings**	**-**	**-**	**-**	**-**

C.509. The site has detailed planning permission for 55 dwellings with a landscape buffer. The housebuilder (Abbey Homes) has advised that construction has started on site, and that foundations have been poured for approximately 30 dwellings (see Response 99 in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in July / August 2022, and that the development will be completed in August 2025 (see Response 99 in Appendix D).

C.510. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 55 dwellings on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Abbey Homes), the housebuilder has advised that the development is under construction, and the housebuilder anticipates the development will be completed in August 2025. There is no evidence that the site will not be delivered within five years.

Land south of Wheatsheaf Barn, Horseheath Road, Linton *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2553/16/OL	42 dwellings	Outline	29 August 2016	-	14 March 2018
S/4418/19/RM	42 dwellings	Reserved Matters	18 December 2019	25 June 2020	2 July 2020
Total	**42 dwellings**				

C.511. The site has detailed planning permission for 42 dwellings and allotments. At March 2021, 2 dwellings had been completed, and 40 dwellings were under construction.

C.512. The housebuilder (Croudace Homes) is marketing the development as The Pastures. It is unclear exactly when the development will be completed as the housebuilder has not provided a response, however, the housebuilder previously anticipated that the development would be completed in summer / autumn 2022. At February 2022, Council Tax and Building Control information records a total of 24 dwellings completed. This results in 22 dwellings anticipated to be completed in 2021-2022. The Council has assumed that the remainder of the development will be completed in 2022-2023.

C.513. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 42 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Croudace Homes), the development is under construction, and the housebuilder previously anticipated that the development would be completed in summer / autumn 2022. There is no evidence that the site will not be delivered within five years.

20 Cambridge Road, Linton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0163/18/FL	14 dwellings	Full	10 January 2018	-	28 January 2020
Total	**14 dwellings**	**-**	**-**	**-**	**-**

C.514. The site has full planning permission for demolition of the existing sales/workshop building on site and erection of 14 dwellings. A condition on the planning permission requires that the development begins within three years from the date of the permission. At March 2021, no construction had started on site.

C.515. It is unclear exactly when this development will be started and completed as the developer (Trafalgar Homes) has not provided a response. However, a full planning application (22/00467/FUL) for a local convenience store with access, car parking and servicing was submitted in February 2022 and is being considered by the Council. As an alternative proposed development for the site now appears to be being considered, the Council has taken a conservative approach to the delivery of housing on this site by making no allowance for housing on this site within either the five year period or by 2041.

C.516. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site is not considered deliverable or developable as although the site has full planning permission, an alternative proposed development for the site now appears to be being considered.

Sheen Farm, Royston Road, Litlington *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2927/17/FL	21 dwellings	Full	23 August 2017	07 February 2018	18 April 2018
Total	**21 dwellings**	**-**	**-**	**-**	**-**

C.517. The site has full planning permission for the demolition of the existing farmhouse and associated outbuildings and erection of 22 dwellings and green space. At March 2021, the existing dwelling had been demolished, however no construction had started on the 22 new dwellings. Approval was granted in September 2021 for revisions to the design of the scheme (21/00145/S73).

C.518. The developer (Accent) has advised that they are finalising the design requirements of the scheme and anticipates that construction will start on the first dwelling in June 2022 (see Response 102 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in March 2023, and that the development will be completed in January 2024 (see Response 102 in Appendix D).

C.519. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 21 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Accent), the developer anticipates that construction will start on the first dwelling(s) in June 2022, and the developer anticipates that the development will be completed in January 2024. There is no evidence that the site will not be delivered within five years.

East of New Road, Melbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2791/14/OL	199 dwellings	Outline	28 November 2014	-	8 August 2016
S/2590/17/RM	199 dwellings	Reserved Matters	21 July 2017	-	5 February 2018
Total	**199 dwellings**	**-**	**-**	**-**	**-**

C.520. The site has detailed planning permission for 199 dwellings and open spaces. At March 2021, 122 dwellings had been completed, 42 dwellings were under construction and 35 dwellings had not been started.

C.521. The housebuilder (Hopkins Homes) is marketing the development as Kingley Grove. The housebuilder has advised that a total of 125 dwellings had been completed by 31 December 2021 and anticipates that a further 27 dwellings will be completed between 1 January and 31 March 2022 (see Response 103 in Appendix D). The housebuilder anticipates that the development will be completed by the end of 2022 (see Response 103 in Appendix D).

C.522. Within the 122 dwellings completed by 31 March 2021, the Council has recorded the show home (on plot 1) as being completed, whereas within the 125 dwellings completed by 31 December 2021, the housebuilder has not included the show home (on plot 1). This difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 12 (see Section 2 above). The Council has therefore recorded 31 dwellings as anticipated to be completed in 2021-2022, as this is the number of additional plots anticipated to be completed by 31 March 2022 compared to those recorded as completed at 31 March 2021. One less completion has been included in 2022-2023 to take account of the show home already having been recorded as completed.

C.523. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 199 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder

(Hopkins Homes), the development is under construction, and the housebuilder anticipates that the development will be completed by the end of 2022. There is no evidence that the site will not be delivered within five years.

Rear of 46-56 The Moor, Melbourn *

C.524. The site has full planning permission for 23 dwellings and open space. At March 2021, 5 dwellings had been completed, 10 dwellings were under construction, and 8 dwellings had not been started. At January 2022, the development had been completed (see Response 104 in Appendix D).

Rear of 79 High Street, Meldreth *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1124/17/OL	18 dwellings	Outline	24 March 2017	09 August 2017	2 February 2018
S/0067/20/RM	18 dwellings	Reserved Matters	13 January 2020	-	17 July 2020
Total	**18 dwellings**	**-**	**-**	**-**	**-**

C.525. The site has detailed planning permission for 18 dwellings. At August 2021, construction had started on site. The developer (Enterprise Property Group) is marketing the development as Marvell Green, and the new homes are available to buy off-plan with some plots already listed as being reserved. It is unclear exactly when the development will be completed as the developer has not provided a response, however, as the development is under construction and the homes are being sold off-plan, the Council has assumed that they will be completed in 2022-2023.

C.526. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 18 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Enterprise Property Group Ltd), the development is under construction, and the development is being marketed with the homes being sold off-plan. There is no evidence that the site will not be delivered within five years.

Former GoCold building and former stables building, Station Yard, High Street, Meldreth

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1502/17/FL	22 dwellings	Full	16 February 2018	-	19 December 2019
S/3696/19/FL	1 dwelling	Full	7 November 2019	-	26 May 2021
Total	**23 dwellings**	**-**	**-**	**-**	**-**

C.527. The site has full planning permissions for 22 new dwellings and the change of use of the former stables building to a dwelling. A condition on each planning permission requires that the development begins within three years from the date of that permission. At March 2021, no construction had started on site.

C.528. The Council understands that the site has recently been sold but has been unable to identify the new landowner. It is therefore unclear exactly when the development will be started or completed as the Council has been unable to contact the landowner or their agent. Although the site has been sold, the Council considers that there is no impediment to the delivery of new homes on the site within the next five years. The Council has taken a conservative approach to delivery on this site and assumed that this development will start on site just before the full planning permission expires in December 2022, and that as the existing former GoCold building needs to be demolished that this development will be completed in 2024-2025.

C.529. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 22 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permissions, and there is no known impediment to the delivery of new homes on this site. There is no evidence that the site will not be delivered within five years.

Land west of Mill Road, Over *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2870/15/OL	53 dwellings	Outline	11 November 2015	-	18 January 2017
S/3683/17/RM	53 dwellings	Reserved Matters	19 October 2017	-	18 June 2018
Total	**53 dwellings**	**-**	**-**	**--**	**-**

C.530. The site has detailed planning permission for 53 dwellings and open space. All pre-commencement discharge of conditions applications have been agreed by the Council, and a material start has been made on site and therefore the planning permission remains extant. The developer (This Land) is marketing the development as Spiregrass Square. The developer has advised that construction started on the first dwelling in October 2021 (see Response 107 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in June 2022 and that the development will be completed in April 2023 (see Response 107 in Appendix D).

C.531. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 53 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (This Land), the developer has advised that the development is under construction, and the developer anticipates that the development will be completed in April 2023. There is no evidence that the site will not be delivered within five years.

Land adjacent to Longstanton Road, Over *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2383/17/FL	26 dwellings	Full	14 July 2017	04 October 2017	25 January 2018
Total	**26 dwellings**	**-**	**-**	**-**	**-**

C.532. The site has full planning permission for 26 dwellings and landscaping. The developer (Bushmead Homes, part of BPHA) has advised that initial enabling works are being undertaken (see Response 108 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in April 2022, that the first dwelling(s) will be completed in February 2023, and that the development will be completed in April 2023 (see Response 108 in Appendix D).

C.533. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 26 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Bushmead Homes), the developer anticipates that construction will start on the first dwelling(s) in April 2022, and the developer anticipates that the development will be completed in April 2023. There is no evidence that the site will not be delivered within five years.

Land off Fen End, Over *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
20/02477/FUL	20 dwellings	Full	16 June 2020	-	15 February 2021
Total	**20 dwellings**	**-**	**-**	**-**	**-**

C.534. The site has full planning permission for 20 dwellings. The developer (Granary Developments) has advised that the development is under construction (see Response 109 in Appendix D). The developer anticipates that the first dwelling(s) will be completed in May 2022 and that the development will be completed in December 2023 (see Response 109 in Appendix D).

C.535. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 20 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Granary Developments), the developer has advised that the development is under construction, and the developer anticipates that the development will be completed in December 2023. There is no evidence that the site will not be delivered within five years.

Land at and to the rear of 30 and 32 New Road, Over

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
20/03254/OUT	42 dwellings	Outline	28 July 2020	-	14 January 2022
Total	**42 dwellings**	**-**	**-**	**-**	**-**

C.536. The site has outline planning permission for the demolition of 30 and 32 New Road and the erection of 44 new dwellings with public open space, which was allowed on appeal in January 2022. A condition on the planning permission allows the landowners three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by January 2025.

C.537. The developer (Abbey Group) has advised that the site is in the process of being acquired by Hayfield Homes and that this process is anticipated to be completed in March 2022 (see Response 110 in Appendix D). The developer has also advised that Hayfield Homes will take forward the reserved matters application (see Response 110 in Appendix D). The housebuilder (Hayfield Homes) anticipates that a reserved matters application will be submitted at the end of March 2022 (see Response 110 in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in November / December 2022,

that the first dwelling(s) will be completed in Q3 2023, and that the development will be completed in Q3 2024 (see Response 110 in Appendix D).

C.538. As outline planning permission has only recently been approved, and the site is in the process of being acquired by Hayfield Homes, the Council has taken a conservative approach to delivery on this site and assumed that the first dwelling(s) will be completed a year later than anticipated by the developer/housebuilder. This conservative approach is in line with the Council's typical assumptions for lead-in times and build out rates on non-strategic sites, which are that it will take 4 years from the submission of an outline application to the first dwelling(s) being completed and that up to 40 dwellings a year will be completed on non-strategic sites in the rural area (see Appendix A). The Council has assumed that the demolition of the two existing dwellings will happen in the preceding year to the first dwelling(s) being completed.

C.539. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 42 dwellings (net) on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site has outline planning permission, the site is in the process of being acquired by a housebuilder (Hayfield Homes), the housebuilder anticipates that a reserved matters planning application will be submitted in March 2022, the housebuilder anticipates that construction will start on the first dwelling(s) in November / December 2022, and the housebuilder anticipates the first dwelling(s) will be completed in Q3 2023. There is clear evidence that housing completions will begin on site within five years.

Land between 66-68 Common Lane, Sawston *

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
S/2286/16/OL	10 dwellings	Outline	2 September 2016	-	16 March 2018
S/4787/18/RM	10 dwellings	Reserved Matters	18 December 2018	-	24 September 2019
Total	**10 dwellings**	**-**	**-**	**-**	**-**

C.540. The site has detailed planning permission for 10 dwellings and landscaping. The agent (on behalf of Carlton Homes) has advised that a material start has been

made on site so that the planning permission will not lapse, but that a contractor still needs to be appointed to build out the development (see Response 111 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in autumn 2022, that the first dwelling(s) will be completed in summer 2023, and that the development will be completed in late 2023 (see Response 111 in Appendix D).

C.541. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 10 dwellings on this site fall into part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Carlton Homes), the agent has advised that a material start has been made on site so that the planning permission will not lapse, the agent anticipates that construction will start on the first dwelling(s) in autumn 2022, and the agent anticipates that the development will be completed in late 2023. There is no evidence that the site will not be delivered within five years.

Land at Meldreth Road, Shepreth *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3052/16/FL	25 dwellings	Full	15 November 2016	1 November 2017	30 August 2018
Total	**25 dwellings**	**-**	**-**	**-**	**-**

C.542. The site has full planning permission for 25 dwellings and landscaping. The housebuilder (Stonebond Properties) has advised that all 25 dwellings are under construction (see Response 112 in Appendix D). The housebuilder anticipates that the development will be completed in August 2022 (see Response 112 in Appendix D).

C.543. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 25 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a housebuilder (Stonebond Properties), the housebuilder has advised that the development is under construction, and the housebuilder anticipates that the development will be

completed in August 2022. There is no evidence that the site will not be delivered within five years.

Monkfield Nutrition, High Street, Shingay-cum-Wendy *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2224/16/OL	10 dwellings	Outline	23 August 2016	11 January 2017	24 May 2017
S/1877/19/RM	10 dwellings	Reserved Matters	28 May 2019	-	10 October 2019
Total	**10 dwellings**	**-**	**-**	**-**	**-**

C.544. The site has detailed planning permission for 10 dwellings. At March 2021, 5 dwellings were under construction and 5 dwellings had not been started.

C.545. The housebuilder (Patrick Ruddy Homes) has advised that all 10 dwellings are under construction (see Response 113 in Appendix D). The housebuilder anticipates that the development will be completed in July 2022 (see Response 113 in Appendix D).

C.546. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 10 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Patrick Ruddy Homes), the development is under construction, and the housebuilder anticipates that the development will be completed in July 2022. There is no evidence that the site will not be delivered within five years.

Land between Haverhill Road and Hinton Way, Stapleford

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
20/02929/OUT	retirement care village	Outline	3 July 2020	-	29 December 2021
Total	**retirement care village**	**-**	**-**	**-**	**-**

C.547. The site has outline planning permission for a retirement care village comprising housing with care, communal health, wellbeing and leisure facilities, and public open space, which was allowed on appeal in December 2021. A condition on the planning permission allows the landowners three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by December 2024.

C.548. The documentation submitted with the planning application refers to the development providing a central care home of up to 110 bed spaces/rooms/units and up to 110 retirement dwellings with care link packages. However, conditions attached to the outline planning permission require the development to be in accordance with the approved parameter plans and used for the provision of extra care housing and care home purposes that fall within use class C2, and that the buildings should be no more than 17,825 sqm in floor area. The exact number of retirement dwellings (and bedspaces) will therefore be determined through the reserved matters planning permission(s).

C.549. The agent (on behalf of Cinnamon Living) has advised that the site is in the process of being transferred to an operator who will be responsible for the delivery of the development and therefore the delivery timetable is not known at this stage (see Response 114 in Appendix D). The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is anticipated that the development will come forward by 2041.

C.550. Given the site is in the process of being transferred to an operator, and as the site is located within the Green Belt, the Council has taken a conservative approach to delivery on this site and assumed that the reserved matters planning application will not be submitted until late 2024, which is just before the

time limit specified in the condition on the outline planning permission requires. The Council has used its typical assumptions for a non-strategic site in the rural area to anticipate the delivery timetable for this site. As the Council does not have specific typical assumptions for a reserved matters application, the typical assumptions for a non-strategic full planning application in the rural area have been used, therefore a lead-in time of 3 years from submission of the application to first dwelling(s) completed, and a build out rate of up to 40 dwellings a year (see Appendix A).

C.551. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) this site is considered developable as: the site has outline planning permission, and the agent has advised that the site is in the process of being transferred to an operator. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

18 Boxworth End, Swavesey *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0875/15/OL	30 dwellings	Outline	9 April 2015	-	12 May 2016
S/2900/18/RM	30 dwellings	Reserved matters	27 July 2018	-	19 December 2018
Total	**30 dwellings**	**-**	**-**	**-**	**-**

C.552. The site has detailed planning permission for 30 dwellings, open space, children's play area and landscaping. At March 2021, 2 dwellings had been completed and 28 dwellings had not been started.

C.553. The housebuilder (Matthew Homes) is marketing the development as Berry House Farm. The housebuilder has advised that a total of 7 dwellings had been completed by February 2022 (see Response 115 in Appendix D). This results in 5 dwellings anticipated to be completed in 2021-2022. The housebuilder anticipates that the development will be completed by July 2022 (see Response 115 in Appendix D).

C.554. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 30 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Matthew Homes), the development is under construction, and the housebuilder anticipates that the development will be completed by July 2022. There is no evidence that the site will not be delivered within five years.

Land rear of 130 Middlewatch, Swavesey *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1605/16/OL	69 dwellings	Outline	17 June 2016	-	26 July 2017
S/1896/19/RM	69 dwellings	Reserved Matters	28 May 2019	-	30 June 2020
Total	**69 dwellings**	**-**	**-**	**-**	**-**

C.555. The site has detailed planning permission for the demolition of an existing dwelling and erection of 70 dwellings, public open space, and children's play area. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. Discharge of conditions applications are being considered by the Council.

C.556. The developer (Bushmead Homes, part of BPHA) has advised that they are currently seeking the discharge of the pre-commencement conditions (see Response 116 in Appendix D). The developer anticipates that construction will start on site in June 2022, that the first dwelling(s) will be completed in April 2023, and that the development will be completed in March 2024 (see Response 116 in Appendix D).

C.557. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 69 dwellings (net) on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a developer (Bushmead Homes), the developer is currently seeking the discharge of the pre-commencement conditions, the developer anticipates construction will start on site in June 2022, and the developer anticipates that the development will be

completed in March 2024. There is no evidence that the site will not be delivered within five years.

Land at the corner of Capper Road and Cody Road, Waterbeach

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3865/17/FL	16 dwellings	Full	2 November 2017	16 August 2018	13 May 2019
Total	**16 dwellings**	**-**	**-**	**-**	**-**

C.558. The site has full planning permission for the demolition of existing buildings and erection of 16 dwellings and a convenience store. At March 2021, the existing buildings had been demolished however all 16 new dwellings had not been started. An application (21/04102/S73) for revisions to the design of the scheme is being considered by the Council, and discharge of conditions applications are being considered by the Council.

C.559. The agent (on behalf of Cambridge and County Developments) has advised that delivery of the scheme has been delayed by the planning process (see Response 117 in Appendix D). The agent has advised that a contractor and funds are in place to deliver the scheme, once the outstanding planning issues have been resolved (see Response 117 in Appendix D). The agent anticipates that construction will start on the new dwellings 6 weeks after approval of the outstanding planning applications (see Response 117 in Appendix D). Officers are working with the agent to resolve the outstanding issues relating to the proposed revisions and ensure that all conditions can be discharged, and therefore the Council has assumed that all 16 new dwellings will be completed in 2022-2023.

C.560. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 16 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full planning permission, the site is in the ownership of a developer (Cambridge and County Developments), the agent has advised that a contractor and funds are in place to deliver the scheme, and the agent anticipates that construction will start on the new dwellings 6 weeks after approval of the outstanding planning

applications. There is no evidence that the site will not be delivered within five years.

Lion Works, Station Road West, Whittlesford Bridge *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0746/15/OL	59 dwellings	Outline	26 May 2015	02 August 2017	14 August 2018
21/02476/REM	66 dwellings	Reserved Matters	27 May 2021	-	-
Total	**59 dwellings**	**-**	**-**	**-**	**-**

C.561. The site has outline planning permission for residential development. The outline planning permission does not restrict the number of dwellings that could be considered through a reserved matters application, but the plans submitted as part of the outline planning application show the demolition of the existing dwelling and 60 new dwellings. A reserved matters planning application for 67 residential units following the demolition of 39a Station Road West (an existing dwelling) was submitted in May 2021 and is being considered by the Council.

C.562. The agent understands that the reserved matters planning application may be considered by the Council's planning committee in April 2022 (see Response 118 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in Q1 2023, that the first dwellings will be completed in Q4 2023 / Q1 2024, and that the development will be completed in Q4 2025 (see Response 118 in Appendix D).

C.563. There are still issues to be resolved regarding the development of this site, including its design, and the Council is waiting for further amendments to be submitted that will need to be subject to consultation. Also, given the previous use(s) on this site, there are contamination issues that will require remediation works to be undertaken before any construction works can start on site. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is anticipated that the development will come forward by 2041.

C.564. The principle of residential development on this site has been agreed through the outline planning permission. The outline planning permission does not

identify a number of dwellings, but the plans submitted as part of the planning application show the demolition of the existing dwelling and 60 new dwellings. For the purposes of this housing trajectory, and until a reserved matters planning application is approved, the Council is only relying on this site to provide 59 dwellings (net).

C.565. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in July 2021) this site falls within part (b) of the definition of deliverable. This site is considered developable as: the site has outline planning permission, a reserved matters planning application is being considered by the Council, and the agent anticipates that construction will start on the first dwelling(s) in Q1 2023. However, there are contamination issues that will require remediation works to be undertaken before any construction works can start on site. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Land off Haden Way, Willingham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2456/15/OL	64 dwellings	Outline	04 December 2015	03 August 2016	10 January 2017
S/4441/18/RM	61 dwellings	Reserved Matters	26 November 2018	-	7 May 2020
Total	**61 dwellings**	**-**	**-**	**-**	**-**

C.566. The site has detailed planning permission for 61 dwellings. At March 2021, 11 dwellings were under construction and 50 dwellings had not been started.

C.567. The housebuilder (Brampton Valley Homes) is marketing the development as Westmere. The housebuilder has advised that 18 dwellings are under construction at January 2022 and anticipates that the first 6 dwellings will be completed by 31 March 2022 (see Response 119 in Appendix D). The housebuilder anticipates that the development will be completed by February 2023 (see Response 119 in Appendix D).

C.568. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 61 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has detailed planning permission, the site is in the ownership of a housebuilder (Brampton Valley Homes), the development is under construction, and the housebuilder anticipates that the development will be completed by February 2023. There is no evidence that the site will not be delivered within five years.

Land south of 1b Over Road, Willingham *

Planning Permission	**Proposal**	**Type of Planning Application**	**Date Planning Application Submitted**	**Date of Resolution to Grant Planning Permission**	**Date Planning Permission Granted or Allowed on Appeal**
S/2921/15/OL	26 dwellings	Outline	17 December 2015	02 August 2017	21 August 2017
21/00915/REM	26 dwellings	Reserved Matters	26 February 2021	-	-
Total	**26 dwellings**	**-**	**-**	**-**	**-**

C.569. The site has outline planning permission for erection of 26 dwellings. A reserved matters planning application for 26 dwellings was submitted in February 2021 and is being considered by the Council. Consultation is being undertaken on amendments to the design of the development, and officers anticipate that the reserved matters planning application will be considered by planning committee in spring 2022.

C.570. The Council understands that the site is in the process of being sold but has been unable to identify the new landowner. It is therefore unclear exactly when the development will be started or completed as the Council has not received a response from the existing landowner or their agent and has been unable to contact the potential new landowner or their agent. However, as a reserved matters planning application is being considered by the Council and the site is in the process of being sold, there is clear evidence that progress is being made towards the delivery of dwellings on this site.

C.571. As the Council does not have specific typical assumptions for a reserved matters application, the typical assumptions for a non-strategic full planning application in the rural area have been used, therefore a lead-in time of 3 years from

submission of the application to first dwelling(s) completed, and a build out rate of up to 40 dwellings a year (see Appendix A).

C.572. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 26 dwellings on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the site has outline planning permission, a reserved matters planning application is being considered by the Council, and the site is in the process of being sold by the landowner. There is clear evidence that housing completions will begin on site within five years.

Land at Belsar Farm, Willingham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3145/16/FL	25 dwellings	Full	18 November 2016	6 September 2017	24 April 2018
Total	**25 dwellings**	**-**	**-**	**-**	**-**

C.573. The site has full planning permission for 25 dwellings and open space, and a material start has been made so the planning permission remains extant. Approval was granted in September 2021 for revisions to the design of the scheme (21/00146/S73). Discharge of conditions applications are being considered by the Council, and officers are working with the developer to ensure that all conditions can be discharged.

C.574. The developer (Accent) has advised that discharge of conditions applications have been submitted for the pre-commencement conditions relating to the revised scheme (see Response 121 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in March 2022, subject to all the pre-commencement conditions being discharged by then (see Response 121 in Appendix D). The developer anticipates that the first dwelling will be completed in July 2023 and that the development will be completed in August 2023 (see Response 121 in Appendix D).

C.575. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 25 dwellings on this site fall within part (a) of the definition of deliverable. This site is considered deliverable as: the site has full

planning permission and a material start has been made such that the planning permission will not lapse, the site is in the ownership of a developer (Accent), discharge of conditions applications are being considered by the Council, the developer anticipates that construction will start on the first dwelling(s) in March 2022, and the developer anticipates that the development will be completed in August 2023. There is no evidence that the site will not be delivered within five years.

Small Sites of 9 dwellings or less in South Cambridgeshire

C.576. At 31 March 2021, there were 151 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less, where the development was under construction. A list of these sites is provided in Appendix E (see Figure 18). It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed between 2021 and 2023, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.577. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.

C.578. At 31 March 2021, there were 334 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less, where no construction had started on site. A list of these sites is provided in Appendix E (see Figure 19). It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development had not started at 31 March 2021 it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 10% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A.

C.579. However, before the 10% allowance for non-delivery has been applied, the Council has reviewed all the small sites that had not started at 31 March 2021 with a planning permission that would lapse by 31 March 2022. If the Council has been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. This review has resulted in a loss of 38 dwellings from the small sites with planning permission that were not under construction at 31 March 2021.

C.580. After the 10% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 266 dwellings are anticipated to be completed between 2021 and 2026, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.581. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no evidence that these sites will not be delivered within five years.

C.582. Between 1 April and 31 December 2021, 211 dwellings were approved on new small sites of 9 dwellings or less. A list of these sites is provided in Appendix E (see Figure 20). It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and therefore it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 10% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates as summarised in Appendix A. On this basis, 189 dwellings are anticipated to be completed between 2022 and 2027, based on the Councils' typical assumptions for build out patterns as summarised in Appendix A.

C.583. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) these sites are considered deliverable as the sites either have detailed planning permission or are a minor development with outline planning permission. There is no evidence that these sites will not be delivered within five years.

Unallocated Sites with Resolution to Grant Planning Permission

C.584. The following sites are included in Table C4 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

Phase 3, Land at Colville Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
21/02759/FUL	30 dwellings	Full	11 June 2021	1 December 2021	-
Total	**30 dwellings**	**-**	**-**	**-**	**-**

C.585. The Council's planning committee in December 2021 approved a full planning application for the demolition of 18 dwellings and the erection of 48 new affordable dwellings, subject to the completion of a s106 agreement. The developer (Cambridge Investment Partnership) has advised that all but one of the existing dwellings are vacant and that the Compulsory Purchase Order process is underway to secure possession of the final existing dwelling (see Response 122 in Appendix D). The developer has also advised that the Council is seeking funding from Homes England to enable the delivery of the development and that they anticipate a decision on this in April 2022 (see Response 122 in Appendix D). The developer anticipates that the existing dwellings will be demolished in 2022-2023, that construction will start on the first dwelling(s) in June 2022, that the first dwelling(s) will be completed in January 2024, and that the development will be completed in June 2024 (see Response 122 in Appendix D).

C.586. The Council expects the s106 agreement to be completed and the formal decision notice to be issued in March 2021. Pre-commencement conditions will then need to be discharged before construction can start on site. The Council considers that the start of construction on site is likely to be a few months later than June 2022 (as anticipated by the developer), however the Council still anticipates that the development will be completed in 2024-2025.

C.587. In accordance with the definition of deliverable in the glossary of the NPPF (published in July 2021) the 30 dwellings (net) on this site fall within part (b) of the definition of deliverable. This site is considered deliverable as: the Council has resolved to grant full planning permission for the site, the site is in the

ownership of a developer (Cambridge Investment Partnership), the developer anticipates that construction will start on the first dwelling(s) in June 2022, and the developer anticipates that the first dwelling(s) will be completed in January 2024. There is clear evidence that housing completions will begin on site within five years.

Windfall Allowance

C.588. The windfall allowance is included in Table C4 and Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

C.589. The NPPF (published in July 2021, paragraph 71) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends. The Councils' evidence of past rates of delivery from windfall sites, and the reasons why windfalls will continue to be delivered in Greater Cambridge, are summarised in Appendix A.

C.590. The housing trajectory includes two types of windfall sites: (i) developments on unallocated sites with planning permission or a resolution to grant planning permission by either of the Councils' planning committees, which are listed in the commentary above; and (ii) developments that are not yet known about that will come forward in future on land not allocated (the windfall allowance). The windfall allowance is not considered to meet the definition of deliverable in the glossary of the NPPF (published in July 2021), and therefore no anticipated completions from the windfall allowance are included within the five year period.

C.591. The Councils' evidence (as summarised in Appendix A) concludes that an average of 185-195 dwellings per year will be delivered on windfall sites in Cambridge and 240-255 dwellings per year will be delivered on windfall sites in South Cambridgeshire. For the purposes of this housing trajectory, the Councils have assumed delivery of up to 185 dwellings a year in Cambridge and up to 240 dwellings a year in South Cambridgeshire.

C.592. In Cambridge, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 185 dwellings or more in a year beyond the five year period, no windfall allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 185 dwellings, a windfall allowance is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 185 dwellings a year.

C.593. In South Cambridgeshire, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 240 dwellings or more in a year beyond the five year period, no windfall allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning

permission are predicted to deliver less than 240 dwellings, a windfall allowance is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 240 dwellings a year.

C.594. Given the circumstances in which the ‘five year supply’ sites in South Cambridgeshire were permitted, the Council excluded housing completions on these ‘five year supply’ sites when considering the evidence of windfalls and calculating the windfall allowance so as not to over estimate historic completions on windfall sites. Therefore, anticipated future completions from these ‘five year supply’ sites are excluded when calculating the windfall allowance to be included each year in the housing trajectory. Any anticipated completions from these ‘five year supply’ sites are considered as additional to the 240 dwellings each year from windfall sites.

C.595. 'Five Year Supply’ sites were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officer’s assessment of the planning application in a delegation report or planning committee report, or the Inspector’s assessment of the planning application in an appeal decision.

C.596. Additionally, given the circumstances in which the Wellcome Genome Campus development (see paragraphs C.501 to C.508 above) was permitted, the Council has excluded completions from this permission when calculating the windfall allowance to be included each year in the housing trajectory. This development was permitted as a departure to the development plan and is for a significantly larger number of dwellings than would usually be permitted on windfall sites. To include its completions within the up to 240 dwellings a year for windfalls would under estimate the future delivery of windfalls in South Cambridgeshire.

C.597. In accordance with the definition of developable in the glossary of the NPPF (published in July 2021) the windfall allowance is considered developable as each of these sites will be permitted in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Appendix D: Responses

Allocations in the Cambridge Urban Area

Response 1: 379-381 Milton Road, Cambridge

From: Brockton Everlast
Sent: 4 February 2022 16:49

1. The site is allocated in the Cambridge Local Plan 2018 for 95 dwellings and employment uses. What progress has been made towards delivery of 95 dwellings on this site?

Brockton Everlast has only become the freehold owner of this site relatively recently. We are in the process of assembling a professional team to work up initial design proposals for the site, with the intention of engaging with planning officers as part of a pre-application process over the coming months.

2. When will the site become available?

At this early stage, our best estimate of the earliest date that dwellings on the site could be delivered is 2026/2027.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

As we are still assembling our professional team, we have not yet identified the full scope of any studies which may be required.

4. What are your intentions regarding securing a developer to bring forward the delivery of this site?

Brockton Everlast is a property investment and development company and therefore would be the developer.

5. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

At this early stage, we do not have a definitive timetable but would hope to be submitting an application at some point during 2023. The application is likely to be a full application.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

At this point we do not consider that there are any constraints or cost factors that are affecting our ability to deliver this site. However, we would note that we are still some time away from being ready to start on site and it is of course always possible that market or cost constraints will come to bear in the meantime.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

It is currently anticipated that construction of the dwellings would commence in 2025.

8. When do you anticipate that the first dwelling(s) will be completed?

As noted above, at this early stage our best estimate is that the dwellings might be completed in 2026/2027 at the earliest.

9. When do you anticipate that the development will be completed?

At this early stage our best estimate is that the development might be completed by the end of 2027.

10. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: none
    - 1 April 2023 – 31 March 2024: none
    - 1 April 2024 – 31 March 2025: none
    - 1 April 2025 – 31 March 2026: none
    - 1 April 2026 – 31 March 2027: up to 95 units

11. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

The development is anticipated to comprise approximately 95 units in total, which are all likely to be completed by the end of 2027.

Response 2: BT telephone exchange and car park, Long Road, Cambridge

No response has been received from Telereal Trillium.

Response 3a: 149B Histon Road, Cambridge

From: BPHA
Sent: 25 January 2022 13:00

1. The site has full planning permission for 21 dwellings, and our monitoring recorded that all 21 dwellings were under construction at March 2021. You previously anticipated that the development would be completed in November 2021. Has the development been completed?

The project has experienced some delay due to service connections and is now forecast to be completed by April 2022

2. If the development is still under construction:
    a. Which plots had been completed by 31 December 2021?

    n/a

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    None

    c. When do you anticipate that the development will be completed?

    April 2022

3. If the development is still under construction, what are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: all 21 apartments
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

Response 3b: ATS Euromaster, 143 Histon Road, Cambridge

From: Hartnell Taylor Cook
Sent: 4 February 2022 17:40

1. The undeveloped parts of this site have two landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership?

The response relates to ii) individual – the answers relate solely to the proportion of the site owned by ATS Euromaster.

2. You previously advised that there have been discussions between the two landowners about bringing forward the undeveloped parts of Cambridge Local Plan allocation R2 as a whole, but that it had been decided due to differing timetables to bring the different parts forward individually. Is that still the intention?

This is still the case; the ATS Euromaster proportion of R2 will be brought forward individually.

3. What progress has been made towards delivery of the remaining 42 dwellings on the undeveloped parts of this site?

The site has been marketed and is under offer. [REDACTED]

4. How many dwellings do you anticipate could be delivered on the ATS Euromaster, 143 Histon Road site, if it is brought forward separately to the rest of site R2?

Approximately 40-50 dwellings.

5. When will the site become available?

See answer to Q.3 above. [REDACTED]

6. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

[REDACTED]

7. You previously advised that the site was for sale and that a development partner would be appointed in July 2021. Has the site been sold? Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

As noted above. [REDACTED]

8. You previously advised that a full planning application would be submitted in Q1 2022. Is that still your intention? If not, when do you anticipate that a full planning application will be submitted?

See Q.5 above. [REDACTED]

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Achieving planning consent. To be overcome by submitting planning application.

10. You previously anticipated that construction would start on the first dwelling(s) in Q3 2022. Is that still your intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

Due to slight timetable delays, subject to achieving planning consent, it is hoped start on site will be Q.1 2023.

11. You previously anticipated that the first dwelling(s) would be completed in Q3/Q4 2023. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Subject to achieving planning consent, Q.1/Q.2 2024.

12. You previously anticipated that the development would be completed in 2024. Is that still your intention? If not, when do you anticipate that the development will be completed?

End of 2024.

13. How many dwellings do you anticipate will be completed each year?

Unknown [REDACTED]

14. What are the anticipated completions for each of the next five years?

All units completed 1st April 2024-31st March 2025.

15. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Not applicable.

Response 3c: Murketts, 137 Histon Road, Cambridge

No response has been received from Murketts.

Response 4: Travis Perkins, Devonshire Road, Cambridge

No response has been received from Railway Pensions Nominees Limited or RMPI Railpen / First Base.

Response 5: Police Station, Parkside, Cambridge

From: Cambridgeshire Constabulary
Sent 24 January 2022 16:34

1. What progress has been made towards delivery of 50 dwellings on the site?

Due diligence surveys undertaken at Parkside and the Police have obtained planning consent on the proposed replacement Station at Milton which is now subject to a minimum 9 month delay due to archaeological findings and investigations.

2. You previously advised that the site would become available once the police have relocated to the new police station at Milton? Is that still the case? If not, when will the site become available?

Yes this is still the intention, but following completion of the archaeological investigations further market testing will need to be undertaken to ensure the project is within budget.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Building survey, structural engineers report and utilities investigations have all been undertaken (as advised last year).

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

A developer partner has not been appointed. The timing of this will be guided by progress on the Milton project.

5. When do you anticipate that a planning application will be submitted?

2025

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Inflationary increase in construction costs (await market stabilisation).

7. You previously anticipated that construction would start on the first dwelling(s) in 2023. Is that still the expectation? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

No, now 2026

8. You previously anticipated that the first dwelling(s) would be completed in 2024-2025. Is that still the expectation? If not, when do you anticipate that the first dwelling(s) will be completed?

No, now 2027

9. When do you anticipate that the development will be completed?

2028

10. How many dwellings do you anticipate will be completed each year?

TBA

11. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: TBA
    - 1 April 2026 – 31 March 2027: TBA

12. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

TBA

Response 6: Ridgeons, Cromwell Road, Cambridge

From: Cambridge Investment Partnership
Sent: 11 February 2022 12:41

1. The site has full planning permission for 295 dwellings and is under construction. At March 2021, our monitoring recorded that 29 dwellings had been completed in blocks H1, H2, J1 and J2, 239 dwellings were under construction in blocks A-F, K1, K2, L and M, and 27 dwellings had not been started in blocks N, P1 and P2.
    a. Which blocks had been completed by 31 December 2021?

    As of 31st December we have completed houses 1 to 37 and 60 to 65 and 12 of 28 flats in Block A.

    b. Which blocks are anticipated to be completed between 1 January and 31 March 2022?

    We will complete the remaining 16 flats within Block A, Houses 66 to 73 and 77 to 78

2. You previously anticipated that the development would be completed by June 2023. Is that still your intention? If not, when do you anticipate that the development will be completed?

Still on track

3. How many dwellings do you anticipate will be completed each year?

100

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 189
    - 1 April 2023 – 31 March 2024: 25
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 7a: Henry Giles House, Chesterton Road, Cambridge

From: Barton Willmore
Sent: 22 February 2022 10:37

1. This site has two landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership?

(ii) individual – Henry Giles House.

2. Have there been any discussions between the different landowners on the site about bringing forward Cambridge Local Plan allocation R4 as a whole, or is the expectation that the individual landowners would bring forward their individual elements separately?

Nothing yet but it may still be possible to bring both sites together as a whole.

3. What progress has been made towards delivery of 48 dwellings on the site?

We have been working with architects and planning consultants to produce feasibility studies to feed in to the eventual planning application. When we believe it would become available, we believe that 76-90 units is appropriate from our capacity checks.

4. When will the site become available? Is it still anticipated to be available in 2029-2030?

2027-2028

5. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Just feasibility studies at this stage.

6. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

No, Telereal Trillium as owners are developers and would do this.

7. When do you anticipate that a planning application will be submitted?

2026

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Site is currently tenanted.

9. You previously advised that the first dwelling(s) would be under construction in 2029-2030. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

2028

10. You previously advised that the first dwelling(s) would be completed in 2029-2030. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Correct

11. You previously advised that the development would be completed in 2030-2031. Is that still the intention? If not, when do you anticipate that the development will be completed?

2030

12. How many dwellings do you anticipate will be completed each year?

50

13. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

14. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 7b: Carlyle House, Carlyle Road, Cambridge

From: Bidwells
Sent: 6 January 2022 11:55

See application 20/03843/FUL for Carlyle House which will give you an update.

The questions sent to Bidwells were:

1. This site has two landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership?

2. Have there been any discussions between the different landowners on the site about bringing forward Cambridge Local Plan allocation R4 as a whole, or is the expectation that the individual landowners would bring forward their individual elements separately?

3. What progress has been made towards delivery of 48 dwellings on the site?

4. When will the site become available?

5. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

6. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

7. When do you anticipate that a planning application will be submitted?

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

9. When do you anticipate that construction of the first dwelling(s) will start on site?

10. When do you anticipate that the first dwelling(s) will be completed?

11. When do you anticipate that the development will be completed?

12. How many dwellings do you anticipate will be completed each year?

13. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025

- 1 April 2025 – 31 March 2026
- 1 April 2026 – 31 March 2027

14. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 8: 295 Histon Road, Cambridge

From: Laragh Homes
Sent: 7 January 2022 12:14

1. The site has full planning permission for demolition of the existing dwelling and erection of 27 new dwellings. At March 2021, our monitoring recorded that the existing dwelling had been demolished but that no construction had started on the new dwellings.
    a. What progress is being made towards delivery of dwellings on the site?

    On site and progress is good with foundations and ground works mostly complete.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Covid is slowing labour and availability and build costs are always increasing.

3. When do you anticipate that construction will start on the first dwelling(s)?

It has begun.

4. You previously anticipated that the first dwelling(s) would be completed in January 2022. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

First units due for July 2022.

5. You previously anticipated that the development would be completed in summer 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

Late 2022

4. How many dwellings do you anticipate will be completed each year?

N/A

6. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 27
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 9: Station Area - Pink Phase (Station Road West), Cambridge

No response has been received from Weston Homes.

Response 10a: Camfields Resource Centre, Ditton Walk, Cambridge

From: This Land
Sent: 24 February 2022 16:50

1. This site has two landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership?

individual

2. A full planning application for 14 dwellings on the Camfields Resource Centre part of the site is being considered by the Council. What progress has been made towards delivery of dwellings on the Camfields Resource Centre part of the site?

still under consideration

3. When will the site become available?

The site is available subject to planning

4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None

5. When do you anticipate that construction of the first dwelling(s) will start on site?

October 2022

6. When do you anticipate that the first dwelling(s) will be completed?

July 2023

7. You previously advised that the development would be completed in 2022. Is that still the intention? If not, when do you anticipate that the development will be completed?

October 2023

8. How many dwellings do you anticipate will be completed each year?

Fourteen

9. What are the anticipated completions for each of the next five years?

- 1 April 2022 – 31 March 2023: None
- 1 April 2023 – 31 March 2024: Fourteen
- 1 April 2024 – 31 March 2025: N/A
- 1 April 2025 – 31 March 2026: N/A
- 1 April 2026 – 31 March 2027: N/A

10. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 10b: Oil Depot, Ditton Walk, Cambridge

From: Motor Fuel Group
Sent: 21 January 2022 13:35.

In the interest of keeping things simple and so you're able to make sensible plans for your housing land supply, I would just assume the oil depot will remain in its current use for at least the next 5 years. Certas are on a lease which runs into the mid 2030's and although we do have the potential to break the lease before then I don't think we will drive enough value from residential to really be motivated to do so.

The questions sent to Motor Fuel Group were:

1. This site has two landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership?

2. What progress has been made towards delivery of dwellings on the Oil Depot part of the site?

3. You previously advised that the site would become available in 2036. Is that still the case? If not, when will the site become available?

4. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

5. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

6. You previously advised that a planning application would be submitted in 2035. Is that still your expectation? If not, when do you anticipate that a planning application will be submitted?

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

8. When do you anticipate that construction of the first dwelling(s) will start on site?

9. When do you anticipate that the first dwelling(s) will be completed?

10. When do you anticipate that the development will be completed?

11. How many dwellings do you anticipate will be completed each year?

12. What are the anticipated completions for each of the next five years?

- 1 April 2022 – 31 March 2023
- 1 April 2023 – 31 March 2024
- 1 April 2024 – 31 March 2025
- 1 April 2025 – 31 March 2026
- 1 April 2026 – 31 March 2027

13. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 11a: 149 Cherry Hinton Road, Cambridge

From: Carter Jonas
Sent: 7 January 2022 11:22

As regards the part of the site that is in my client's control (i.e. excluding the telephone exchange) – there is no intention to deliver residential land uses on the site. We have recently secured planning permission for extension and alteration to the existing buildings on the site for continued business uses.

The questions sent to Carter Jonas were:

1. This site has two landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership?

2. Have there been any discussions between the different landowners on the site about bringing forward Cambridge Local Plan allocation R8 as a whole, or is the expectation that the individual landowners would bring forward their individual elements separately?

3. What progress has been made towards delivery of 33 dwellings on the site?

4. You previously advised that the landowners were refurbishing the existing business units on the site and that the site would not be brought forward for housing in the short to medium term? Is that still the situation? When will the site become available?

5. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

6. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

7. When do you anticipate that a planning application will be submitted?

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

9. When do you anticipate that construction of the first dwelling(s) will start on site?

10. When do you anticipate that the first dwelling(s) will be completed?

11. When do you anticipate that the development will be completed?

12. How many dwellings do you anticipate will be completed each year?

13. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

14. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 11b: Telephone Exchange, Coleridge Road, Cambridge

No response has been received from Telereal Trillium.

Response 12: Mill Road Depot, Mill Road, Cambridge

From: Cambridge Investment Partnership
Sent: 28 January 2022 14:45

1. The site has full planning permission for 236 dwellings and is under construction. At March 2021, our monitoring recorded that 54 dwellings had been completed on plots H_04 to H_55 and B_09 and the remaining 182 dwellings were under construction.
    a. Which plots had been completed by 31 December 2021?

    Buildings B05 and B07 had been handed over (41 units), Hooper Street houses (8 units), 4 units on Hazell street and 2 units on Eagle Street (55 units in total)

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    B02 (25 units) and 2 houses.

2. You previously anticipated that the development would be completed by 31 March 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

Now Autumn 2022

3. How many dwellings do you anticipate will be completed each year?

100

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 100
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 13: Horizon Resource Centre, 285 Coldham's Lane, Cambridge

From: Cambridgeshire County Council
Sent: 21 January 2022 14:33

1. What progress has been made towards delivery of 40 dwellings on the site?

As the property is still currently operational, no steps have been taken at present.

2. You previously advised that the site was still in operational use, but that it may become available in 5-10 years if it was declared surplus to operational requirements. Is that still the case? If not, when will the site become available?

Yes correct. It can be made available once declared surplus to operational requirements.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

No assessments being undertaken at this time.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

CCC will consider its options as to how it will bring this site forward for development, this may include a Development Partner. Previously CCC has preferred to obtain outline planning permission for residential purposes and then dispose of the site, in line with our disposal policy.

5. When do you anticipate that a planning application will be submitted?

Yet to be determined.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No constraints or cost factors have been identified. The site is sustainably located with few physical constraints, and in an area with high demand for residential development.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Construction could start in 2028.

8. When do you anticipate that the first dwelling(s) will be completed?

Completion of first dwelling could be 2028.

9. When do you anticipate that the development will be completed?

Development could be completed 2030.

10. How many dwellings do you anticipate will be completed each year?

Will be determined by the developer/purchaser of the site.

11. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: N/A
    - 1 April 2023 – 31 March 2024: N/A
    - 1 April 2024 – 31 March 2025: N/A
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A

12. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

The email has two attachments:
- A copy of the new site form submitted to the Greater Cambridge Local Plan – First Proposals consultation in December 2021.
- A copy of the letter of support that was submitted alongside the new site form.

The letter of support states:
“Cambridgeshire County Council (CCC) would like to submit this letter of support in conjunction with our submission to the Greater Cambridge Local Plan Preferred Options Consultation for the allocation of two sites for residential development: Cambridge Professional Development Centre (HELAA reference: OS042) and Horizons Site (HELAA reference: OS041).

Cambridge Professional Development Centre (CPDC): The site currently has a temporary 5-year consent for use as a council office facility that expires on 4th February 2026. The rationale for the planning permission for temporary office use was so that it avoided prejudicing the housing land allocation (Proposal R16) of the Cambridge Local Plan 2018 and this is recorded in the decision notice (Ref. FMW/085/19). The building is also nearing the end of its economic life. In light of this, it is considered unlikely that CCC will look to renew the temporary use planning consent, and CCC will be urgently considering its options for the site and the potential relocation of staff to other offices within the Cambridge area.

Horizons Resource Centre: The site is likely to become available in the next 5-10 years as it has been declared surplus to operational requirements. Significant investment is required to address serious condition issues relating to the fabric of the building. Due to these ongoing issues, CCC will be considering its options for the site in conjunction with our services operating from the site."

Response 14: Cambridge Professional Development Centre, Foster Road, Cambridge

From: Cambridgeshire County Council
Sent: 21 January 2022 13:01

1. What progress has been made towards delivery of 67 dwellings on the site?

As the property is still currently operational, no steps have been taken at present. However, due to the temporary planning permission for the use of the site and the poor condition of the building, CCC will is looking to progress this site shortly.

2. You previously advised that the site was still in operational use, but that it may become available in 5-10 years if it was declared surplus to operational requirements. Is that still the case? If not, when will the site become available?

Please see the attached submission.

3. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

No assessments being undertaken at this time.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

CCC will consider its options as to how it will bring this site forward for development, this may include a Development Partner. Previously CCC has preferred to obtain outline planning permission for residential purposes and then dispose of the site, in line with our disposal policy.

5. When do you anticipate that a planning application will be submitted?

Yet to be determined.

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No constraints or cost factors have been identified. The site is sustainably located with few physical constraints, and in an area with high demand for residential development.

7. When do you anticipate that construction of the first dwelling(s) will start on site?

Construction could start in 2028

8. When do you anticipate that the first dwelling(s) will be completed?

Completion of first dwelling could be 2028

9. When do you anticipate that the development will be completed?

Development could be completed 2030

10. How many dwellings do you anticipate will be completed each year?

Will be determined by the developer/purchaser of the site.

11. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: N/A
    - 1 April 2023 – 31 March 2024: N/A
    - 1 April 2024 – 31 March 2025: N/A
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A

12. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

The email has two attachments:
- A copy of the new site form submitted to the Greater Cambridge Local Plan – First Proposals consultation in December 2021.
- A copy of the letter of support that was submitted alongside the new site form.

The letter of support states:
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Cambridge Professional Development Centre (CPDC): The site currently has a temporary 5-year consent for use as a council office facility that expires on 4th February 2026. The rationale for the planning permission for temporary office use was so that it avoided prejudicing the housing land allocation (Proposal R16) of the Cambridge Local Plan 2018 and this is recorded in the decision notice (Ref. FMW/085/19). The building is also nearing the end of its economic life. In light of this, it is considered unlikely that CCC will look to renew the temporary use planning consent,

and CCC will be urgently considering its options for the site and the potential relocation of staff to other offices within the Cambridge area.

Horizons Resource Centre: The site is likely to become available in the next 5-10 years as it has been declared surplus to operational requirements. Significant investment is required to address serious condition issues relating to the fabric of the building. Due to these ongoing issues, CCC will be considering its options for the site in conjunction with our services operating from the site."

Response 15a: Clifton Road Industrial Estate

From: Deloitte
Sent: 11 February 2022 17:03

1. This site has multiple landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership (USS & Cambridge City Council)?

(ii) Individual, this response only relates to the land that is owned by USS and CCC.

2. Have there been any discussions between the different landowners about bringing forward this allocation as a whole, or is the intention to bring the parts in different ownership forward individually?

USS has had discussions with the different landowners (Land Securities, Royal Mail and the owners of Cambridge Court), however, this has not resulted in any change in land ownership apart from the recent acquisition of Rustat House by USS. As such, the land ownership split remains largely unchanged meaning that the area comprising the site allocation could not be brought forward as a whole at the present time. It is understood that Royal Mail will be unable to vacate the site until a suitable site has been identified for their relocation.

3. What progress has been made towards delivery of up to 550 dwellings on this site?

USS has completed a review of vacant possession block dates.

4. How many dwellings do you anticipate could be delivered on the USS & Cambridge City Council parts of the site, if they are brought forward separately to the rest of the allocation?

Circa 550.

5. You previously anticipated that the site would become available in 2022. Is that still the case? If not, when will the site become available?

The site will become available in phases, with the first phase being available from 2026 / 2027.

6. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Yes, USS is undertaking a site assessment in 2022, with a view of delivering a mixed use scheme on the site.

7. You previously advised that you had started the search for a development partner. What progress has been made regarding securing a developer to bring forward the delivery of this site?

USS is currently shortlisting development advisors. USS may be the developer for the first phase.

8. You previously advised that a planning application would be submitted in 2021-2022. Is that still your intention? If not, when do you anticipate that a full planning application will be submitted? Have any pre-application discussions been undertaken? Will the planning application be a full application or an outline application?

The programme has slipped back, and the target for an outline/hybrid application to be submitted is now 2023/2024. To date, no formal pre-application discussions have been undertaken.

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

One of the key constraints is the mixed ownership of the wider site allocation and whether existing landowners / occupiers can be relocated (in the case of Royal Mail) or make their site available. Viability also remains a challenge due to existing use value and construction costs. To overcome this, USS would be seeking to review density of the scheme and would seek to deliver a mix including higher value uses on the site, including residential.

10. You previously anticipated that construction would start on the first dwelling(s) in 2023-2024. Is that still your intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

2026/2027

11. You previously anticipated that the first dwelling(s) would be completed in 2024. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

2026/2027

12. You previously anticipated that the development would be completed in 2031-2032. Is that still your intention? If not, when do you anticipate that the development will be completed?

2031/2032

13. How many dwellings do you anticipate will be completed each year?

100-150 per year, this may vary depending on phasing and the mix of uses being delivered in each phase.

14. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: c.100

15. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes

Response 15b: Clifton Court, Cambridge

From: Dencora
Sent: 4 February 2022 09:59

1. This site has multiple landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership (Clifton Court)?

Clifton Court only.

2. Have there been any discussions between the different landowners about bringing forward this allocation as a whole, or is the intention to bring the parts in different ownership forward individually?

No discussions have taken place. We do not intend to bring Clifton Court forward for alternative use at this time as the commercial demand remains strong for office accommodation in this area. The success of the former Swiss Laundry site is further evidence of commercial demand in the locality.

3. What progress has been made towards delivery of up to 550 dwellings on this site?

N/A

4. How many dwellings do you anticipate could be delivered on the Clifton Court part of the site, if it is brought forward separately to the rest of the allocation?

N/A

5. You previously advised that there are no plans to make the site available as it is occupied by office users and demand for vacant units is generally good. Is that still the case? If not, when will the site become available?

Yes, demand is still good. [REDACTED]

6. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

No.

7. What are your intentions regarding securing a developer to bring forward the delivery of this site?

We have development expertise inhouse so would bring forward any development ourselves.

8. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Not for the foreseeable future i.e. for 5 years +

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

[REDACTED]

10. When do you anticipate that construction of the first dwelling(s) will start on site?

N/A

11. When do you anticipate that the first dwelling(s) will be completed?

N/A

12. When do you anticipate that the development will be completed?

N/A

13. How many dwellings do you anticipate will be completed each year?

N/A

14. What are the anticipated completions for each of the next five years?

N/A

15. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 15c: Royal Mail Sorting Office, Cambridge

No response has been received from Royal Mail Group.

Response 15d: Unit 2 Clifton Way, Cambridge

No response has been received from X-Leisure (Cambridge I) Ltd.

Response 16: 82-88 Hills Road and 57-63 Bateman Street, Cambridge

No response has been received from Trinity Hall.

Response 17a: 636-656 Newmarket Road, Cambridge

From: Carter Jonas
Sent: 24 February 2022 19:30

1. This allocation has four landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership (636-656 Newmarket Road, Cambridge)?

Individual response in relation to the land owned by Cambridge City Council.

2. I understand that a Statement of Principles has been developed for this allocation and the adjacent local centre, by the four landowners and the Council. Have there been any discussions between the different landowners on the site about bringing forward allocation R6 as a whole, or is the expectation that the individual landowners would bring forward their individual elements separately?

These discussions are continuing. The default position is that each landowner will bring forward separate applications relating to their land ownership area. The Statement of Principles was a framework drafted to allow this to happen in a coordinated manner. There are still opportunities for some parties to work together and this is under discussion. A final decision is likely to be some months away but we hope to reach a conclusion as soon as possible.

3. What progress has been made towards delivery of 75 dwellings on the site?

The City Council has led the One Public Estate funded project to deliver both community benefits and additional housing. This includes redevelopment of 636-656 Newmarket Road. Consultation on the proposals will take place later this year with a view to developing planning applications. As noted above the City Council is also in discussion with other holders of land within R6 but is not authorised to respond on their behalf.

4. How many dwellings do you anticipate could be delivered on / City Council owned part of the site, if its brought forward separately to the rest of site R6?

We are looking at delivering the 636-656 Newmarket Road site alongside the redevelopment of the local centre. This is in accordance with Statement of Principles. The quantum of development of both sites is still to be determined but may be in the region of 120-150 homes.

5. When will the site become available?

2024/25 (site availability)

6. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

We have contributed to the Statement of Principles work and carried out initial pre-application discussions. More detailed work is linked to public consultation and work with other landowners and is therefore yet to commence.

7. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

The City Council is working to deliver its site through the Cambridge Investment Partnership.

8. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline planning application?

2023/24

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The main constraint relates to the relocation of existing uses and consultation in relation to that.

10. When do you anticipate that construction of the first dwelling(s) will start on site?

2024/25

11. When do you anticipate that the first dwelling(s) will be completed?

2026/27

12. When do you anticipate that the development will be completed?

2026/27

13. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 30

14. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

No

Response 17b: Christ the Redeemer / Meadowlands Methodist Church / Holy Cross Church Hall, Newmarket Road, Cambridge

No response has been received from The Churches Trust.

Response 17c: East Barnwell Community Centre, Newmarket Road, Cambridge

From: Carter Jonas
Sent: 15 February 2022 07:24

1. This allocation has four landowners, is your response: (i) joint – relates to the whole site, or (ii) individual – relates to the proportion of the site in your ownership (East Barnwell Community Centre)?

Individual

2. I understand that a Statement of Principles has been developed for this allocation and the adjacent local centre, by the four landowners and the Council. Have there been any discussions between the different landowners on the site about bringing forward allocation R6 as a whole, or is the expectation that the individual landowners would bring forward their individual elements separately?

No detailed discussions have taken place to bring this allocation forward as a whole. Cambridgeshire County Council anticipates that its East Barnwell Community Centre site will be brought forward ahead of the other landholdings forming the allocation. Cambridgeshire County Council is willing to work with the other landowners if feasible. The proposals being developed for the East Barnwell Community Centre Site have been shared with various Officers of Cambridge City Council and take into account the Statement of Principles for the R6 Allocation. Cambridgeshire County Council has also shared early draft plans of the proposed schemes with its stakeholder group, taking into account comments made, which consists of local community members, Cambridge City Council and County Council officers, County and City Local Members. The finalised development plans will be consulted on with the stakeholder group and wider community, as part of the planning application.

3. What progress has been made towards delivery of 75 dwellings on the site?

Cambridgeshire County Council's appointed architect has designed two schemes for the East Barnwell Community Centre Site, currently under consideration and awaiting formal approval on which one to proceed with, which would provide between 31 to 37 residential dwelling units as well as a new community centre, library and potentially a preschool area. This is a mixed use development site.

4. How many dwellings do you anticipate could be delivered on the East Barnwell Community Centre / County Council owned part of the site, if its brought forward separately to the rest of site R6?

See answer to question 3 above.

5. When will the site become available?

Cambridgeshire County Council expects to submit a planning application within the next 6 to 12 months, preferably as soon as possible.

6. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

The planning application will be accompanied by all required technical studies to ensure validation. This includes the following disciplines: highways, ecology, noise, drainage and ground conditions.

7. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

[REDACTED]

8. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline planning application?

Please see answer to question 5 above. It will be a full planning application.

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Cambridgeshire County Council is currently considering the financial implications of the proposed scheme due to the high proportion of community and public sector services to be delivered from the site. Cambridgeshire County Council applied for PreApp advice on its proposals several years ago but it has not, as yet, been provided by Cambridge City Council. This added some uncertainty on how best to the progress the scheme in the intervening period.

10. When do you anticipate that construction of the first dwelling(s) will start on site?

Unknown. [REDACTED]

11. When do you anticipate that the first dwelling(s) will be completed?

Unknown. [REDACTED]

12. When do you anticipate that the development will be completed?

Unknown. [REDACTED]

13. What are the anticipated completions for each of the next five years?

Unknown. [REDACTED]

14. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Unknown. [REDACTED]

Response 17d: Cambridge Spiritualist Centre, Newmarket Road, Cambridge

Telephone conversation with the Cambridge Spiritualist Centre Property Co-ordinator on 24 January 2022 who explained that they have no plans to redevelop this site.

Response 18: 315-349 Mill Road and Brookfields, Cambridge

From: Cambridgeshire Community Services NHS Trust
Sent: 28 February 2022 10:03

As this development includes a live healthcare site it would be subject to consultation on the associated changes to provision of health services. As such it must be treated as confidential so as to ensure that release of information is properly associated with consultation and that consultation is not considered prejudiced by apparent or actual decisions being taken prematurely.

The timescales previously indicated were given in good faith but the impact of the pandemic on health delivery has been significant and progress on this and many schemes has been placed on hold due to more pressing operational issues over the last 24 months. Health provision is still in the process of returning to business as usual operations, and facing substantial backlog activity. The ability to focus thought on strategic development must be balanced against ongoing operational priorities so timescales remain difficult to commit to at this point.

We have secured One Public Estate funding to support further progress of option development and appraisal, commencing in the new Financial Year, but at this point the final scope of any redevelopment, the timetable and scale of residential delivery are still unclear. Existing work has identified the development potential for the site but the proportion of this that can be delivered in parallel with continued delivery of healthcare requirements will be one element of the further investigation commencing in 2022/2023.

1. The site is allocated in the adopted Cambridge Local Plan 2018 for 78 dwellings, employment uses (including healthcare), and up to 270 student rooms. The 270 student rooms have been completed as Cam Foundry. What progress has been made towards delivery of 78 dwellings on the site?

Elements of feasibility investigation have been completed, in partnership with the City Council as neighbouring landowner, to establish the development potential of the areas that could be considered for redevelopment. Further work is required to establish the future retained health use requirements for the site, in light of recent and anticipated changes in service delivery. This will establish the development plot, phasing etc and so the quantum and timing of residential delivery.

2. You previously advised that the site will be available before 2031. Is that still the expectation?

Yes

3. You previously advised that you have been working with Cambridge City Council to look at redevelopment options for this site and adjoining land, and that a number of feasibility studies were being undertaken. Are you undertaking any site assessment work to inform a planning application for housing on the site? If so, what assessments are being undertaken?

Work to date has identified the development potential and planning and other constraints associated with the site in question. Further work is required to determine the requirements for ongoing healthcare delivery and hence what proportion of the potential residential development can be accommodated alongside maintaining appropriate healthcare delivery.

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

No, but likely to be procured in partnership with the City Council development function.

5. You previously anticipated that a planning application could be submitted in 2021-2022 or 2022-2023. Is that still the intention? If not, when do you anticipate that a planning application will be submitted? Will the application be a full planning application or an outline planning application?

Depending upon progress in the coming year. [REDACTED]

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No, but the proceeds of land sale will be required in part to fund enabling works to reconfigure retained healthcare facilities on the site. [REDACTED]

7. When do you anticipate that construction of the first dwelling(s) will start on site?

[REDACTED]

8. You previously anticipated that the first dwelling(s) would be completed in 2025-2026. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

[REDACTED]

9. When do you anticipate that the development will be completed?

[REDACTED]

10. What are the anticipated completions for each of the next five years?

[REDACTED]

11. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

[REDACTED]

Response 19: Grange Farm, off Wilberforce Road, Cambridge

From: Shrimplin Planning & Development
Sent: 23 February 2022 17:34

1. Planning committee in February 2022 approved a full planning application for the demolition of an existing dwelling and the erection of 39 dwellings for college accommodation. What progress has been made towards delivery of dwellings on the site?

These dwellings have now been competitively tendered and a preferred contractor will shortly be appointed (March 2022). Site clearance, archaeology and demolition works will be undertaken during the summer with construction commencing in August 2022.

2. When do you anticipate that construction of the first dwelling(s) will start on site?

August 8th 2022

3. When do you anticipate that the first dwelling(s) will be completed?

June 2024

4. When do you anticipate that the development will be completed?

June 2024

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0 dwellings
    - 1 April 2023 – 31 March 2024: 0 dwellings
    - 1 April 2024 – 31 March 2025: 39 dwellings
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

All dwellings will be complete by June 2024

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No these are to be occupied by colleges of the university of Cambridge. Heads of Terms are already agreed.

Response 20: Orchard Park - parcel L2

From: Cambridge Investment Partnership
Sent: 27 January 2022 15:37

1. The site has full planning permission for 75 dwellings, and discharge of conditions applications are being considered by the Council. What progress is being made towards delivery of dwellings on the site?

Construction has commenced.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. You previously anticipated that construction would start within 2-3 months of securing planning permission. Is that still your intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes, construction commenced in December 2021.

4. You previously anticipated that the first dwelling(s) would be completed in summer 2023. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Given the planning delays, this is now December 2023

5. You previously anticipated that the development would be completed in summer 2023. Is that still your intention? If not, when do you anticipate that the development will be completed?

As above, this is now February 2024

6. How many dwellings do you anticipate will be completed each year?

75

7. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023
   - 1 April 2023 – 31 March 2024: 75
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

8. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 21: Orchard Park - parcel Com4

From: Twenty-Nine Architecture Ltd
Sent: 8 February 2022 17:22

1. The site has full planning permission for 80 dwellings, and discharge of conditions applications are being considered by the Council. What progress is being made towards delivery of dwellings on the site?

We are waiting for your planning officers to either respond to conditions or provide an update on any of them!

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No delays through market conditions, solely delays in the planning process

3. When do you anticipate that construction will start on the first dwelling(s)?

December 2022

4. When do you anticipate that the first dwelling(s) will be completed?

January 2024

5. When do you anticipate that the development will be completed?

January 2024

6. How many dwellings do you anticipate will be completed each year?

Units will not come forward in a phased manor due to the site design. All units will need completing at the same time.

7. What are the anticipated completions for each of the next five years?

As above.

8. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Allocations on the Cambridge Fringe

Response 22a: Lots M1 & M2, North-West Cambridge (Eddington)

From: Hill
Sent: 07 February 2022 10:21

1. Lots M1/M2 have detailed planning permission for 250 dwellings and are under construction. At March 2021, our monitoring recorded that 202 dwellings had been completed (all 121 dwellings in Cambridge and 81 dwellings in South Cambridgeshire), 13 dwellings were under construction (all in South Cambridgeshire), and the remaining 35 dwellings had not been started (all in South Cambridgeshire).
   a. Which plots had been completed by 31 December 2021?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

All plots are either complete or under construction.

2. It was previously anticipated that Lots M1/M2 would be completed in March 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

All plots should be complete by March 2023

3. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: 42
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 0
   - 1 April 2026 – 31 March 2027: 0

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Site will be completed prior to 2027-2028

Response 22b: Lot S3, North-West Cambridge (Eddington)

From: Hill Group
Sent: 7 February 2022 10:21

1. Lot S3 has detailed planning permission for 186 dwellings and is under construction. At March 2021, our monitoring recorded that 48 dwellings were under construction and the remaining 138 dwellings had not been started.
   a. Which plots had been completed by 31 December 2021?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

All plots are under construction.

2. When do you anticipate that the first dwelling(s) will be completed?

September 2022

3. It was previously anticipated that Lot S3 would be completed in 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

Anticipated completion in December 2022

4. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: 186
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 0
   - 1 April 2025 – 31 March 2026: 0
   - 1 April 2026 – 31 March 2027: 0

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Site will be completed prior to 2027-2028

Response 22c: Lot M3, North-West Cambridge (Eddington)

From: Hill
Sent: 7 February 2022 10:21

1. Lot M3 has detailed planning permission for 106 dwellings and a material start has been made on site so that the permission remains extant. What progress is being made towards delivery of dwellings on Lot M3?

Proposing to recommence on site by end of year 2022

2. When do you anticipate that construction will start on the first dwelling(s)?

2022

3. When do you anticipate that the first dwelling(s) will be completed?

2024

4. It was previously anticipated that Lot M3 would be completed in 2025-2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

Completion between 2025-2026 is still intended

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026: Full site completion
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Site will be completed prior to 2027-2028

Response 22d: Lots M4 & M5, North-West Cambridge (Eddington)

From: Bidwells
Sent: 21 February 2022 09:15

1. The whole of the Eddington site has outline planning permission and pre-application discussions have been taking place relating to Lots M4 & M5. What progress is being made towards delivery of dwellings on the site?

The University have conditionally contracted the sale of this parcel to the Durkan / Latimer Joint Venture (JV) who are advancing pre app discussions in relation to Reserved Matters Application submissions.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The plot is a greenfield site remote from the present phases of development and prior to housing commencement requires new haul and access roads constructing including all supporting infrastructure. The new access road will require reserved matters approval and this is to be sought as part of the planning submission being made by the Durkan / Latimer JV.

3. When do you anticipate that a reserved matters planning application will be submitted for Lots M4 & M5?

Q2/3 2022

4. It was previously anticipated that Lots M4 & M5 would deliver 170 dwellings. Is that still the intention?

Our recent 4th pre app presented a scheme for 160 units and we understand this is viewed favourably by officers, subject to continued development.

5. When do you anticipate that construction of the first dwelling(s) will start on site?

For M4 / M5 construction will start late in Q4 2023 after delivery of haul roads and access roads to the plot.

6. When do you anticipate that the first dwelling(s) will be completed?

First dwellings will be delivered early in Q1 2025.

7. It was previously anticipated that Lots M4 & M5 would be completed in 2023-2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

Anticipated completion is in 2027-2028

8. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: nil
    - 1 April 2023 – 31 March 2024: nil
    - 1 April 2024 – 31 March 2025: 14
    - 1 April 2025 – 31 March 2026: 64
    - 1 April 2026 – 31 March 2027: 50

9. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

The remaining 32 units in the scheme will be completed in the 2027-2028 period.

Response 22e: Lots S1 & S2, North-West Cambridge (Eddington)

From: Bidwells
Sent: 11 February 2022 16:18

1. The whole of the Eddington site has outline planning permission and a reserved matters planning application for 373 dwellings on Lots S1 & S2 is being considered by the Councils. What progress is being made towards delivery of dwellings on the site?

Arrangements are being made to commence development shortly after determination of the pending reserved matters planning application (ref: 21/04036/REM).

15. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None anticipated.

3. When do you anticipate that construction of the first dwelling(s) will start on site?

2023.

4. When do you anticipate that the first dwelling(s) will be completed?

2023.

5. It was previously anticipated that Lots S1 & S2 would be completed in 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

Anticipate completion in 2024. Construction rate of the build-to-rent product proposed by Present Made is considered to enable completion before 2025.

6. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 100
    - 1 April 2023 – 31 March 2024: 200
    - 1 April 2024 – 31 March 2025: 73
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

None anticipated

Response 22f: Lot 4, North-West Cambridge (Eddington)

From: Hill
Sent: 7 February 2022 10:21

1. The whole of the Eddington site has outline planning permission and pre-application discussions have been taking place relating to Lot 4. What progress is being made towards delivery of dwellings on the site?

We have had the final pre-app meeting (November 2021), and are preparing a planning application.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

I do not believe any of the above apply.

3. When do you anticipate that a reserved matters planning application will be submitted for Lot 4?

The targeted submission for the RMA is February 2022.

4. I understand that Lot 4 is anticipated to deliver 88 dwellings. Is that still the intention?

88 is correct.

5. When do you anticipate that construction of the first dwelling(s) will start on site?

October 2022.

6. When do you anticipate that the first dwelling(s) will be completed?

May 2024

7. When do you anticipate that the development will be completed?

October 2024

8. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: 0
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 88
   - 1 April 2025 – 31 March 2026: 0

- 1 April 2026 – 31 March 2027: 0

9. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 22g: North-West Cambridge (Eddington) – remainder

From: University of Cambridge
Sent: 4 February 2022 16:05

1. The whole of the Eddington site has outline planning permission, with some residential lots completed, under construction or progressing through the planning process. What progress is being made towards delivery of dwellings on the remainder of the site?

Eddington delivered a high number of dwellings in the first Phase, and is now proceeding with a number of subsequent parcels of land. Some of these parcels are on site, or have extant permission, and some are being considered by the local planning authority either at application or pre-application stage. The University is looking carefully at the remaining plots and seeking to find a balance between continued delivery of units, whilst in parallel working up a revised, densified masterplan in line with the emerging local plan.

2. Have development partners been appointed for each of the remaining residential parcels? If not, what are your intentions regarding securing a developer(s) to bring forward the delivery of the remaining residential parcels?

Development partners have been appointed for a number of the remaining plots, but not all. As highlighted above, the University will seek to balance continued build out in parallel with a revised, densified masterplan that can meet the aims set out in the emerging local plan.

3. What is your programme for the submission of reserved matters applications for the remaining residential parcels? What is your programme for the delivery of these remaining residential parcels – first dwelling(s) under construction, first dwelling(s) completed, remainder of development completed?

Submission for the remaining parcels are programmed as:

- S1/S2- submitted and with the local planning authority for determination.
- M4/M5- application due to be submitted in Q2 or Q3 2022
- Lot 4- application due to be submitted in February 2022

4. What are the anticipated completions for each of the next five years? Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Lot	**Anticipated completions 2022-23**	**Anticipated completions 2023-24**	**Anticipated completions 2024-25**	**Anticipated completions 2025-26**	**Anticipated completions 2026-27**	**Anticipated completions 2027-28**	**Total**
M4/M5 (Cambridge City)	0	0	14	64	50	32	160
S1/S2 (SCDC)	100	200	73	0	0	0	373
M3 (Cambridge City)	0	0	50	66	0	0	116
S3 (Cambridge City)	186	0	0	0	0	0	186
M1/M2 (SCDC)	42	0	0	0	0	0	42
Lot 4 (SCDC)	0	0	88	0	0	0	88
Total	**328**	**200**	**225**	**130**	**50**	**32**	**965**
SCDC	142	200	161	0	0	0	503
Cambridge City	186	0	64	130	50	32	462

5. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The University has promoted an uplift of residential units on the Northwest Cambridge site through the Greater Cambridge Local Plan. We are encouraged that this approach is supported as a Preferred Option for the next stage of Plan preparation. We would welcome a meeting with the Policy team and Stephen Kelly to discuss how the University and the local authority can work together to achieve this uplift in density through Local Plan policy while continuing to deliver much needed housing on this strategic site.

Response 23a: Local Centre, NIAB (Darwin Green)

From: Barratts / David Wilson Homes (Cambridgeshire)
Sent: 10 March 2022 12:48

1. The Local Centre has detailed planning permission for 114 dwellings and is under construction. At March 2021, our monitoring recorded that 31 dwellings had been completed, 24 dwellings were under construction, and the remaining 59 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

2. It was previously anticipated that the Local Centre would be completed in autumn 2022. Is that still the intention? If not, when do you anticipate that the development will be completed?

3. What are the anticipated completions for each of the next five years? Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Parcel	**2021-2022**	**2022-2023**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**2027-2028**
Local Centre	13	60	0	0	0	0	0

Response 23b: BDW5&6, NIAB (Darwin Green)

From: Barratts / David Wilson Homes (Eastern Counties)
Sent: 01 February 2022 11:47

1. BDW5&6 has detailed planning permission for 410 dwellings, approved in December 2021. What progress is being made towards delivery of dwellings on BDW5&6?

A number of pre-commencement conditions were approved/discharged alongside the approval of the RM (21/03619/REM) on 22/12/2021. We have just submitted applications for the discharge of further pre-commencement addressing Committee members' comments. We intend to start on site in April 2022 once the s278 works to Histon Road are completed.

2. It was previously anticipated that construction would start on the first dwelling(s) in January 2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Start on site April 2022 (BDW5&6)

3. When do you anticipate that the first dwelling(s) will be completed?

Q1 2023

4. When do you anticipate that BDW5&6 will be completed?

2029

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 35
    - 1 April 2023 – 31 March 2024: 70
    - 1 April 2024 – 31 March 2025: 70
    - 1 April 2025 – 31 March 2026: 70
    - 1 April 2026 – 31 March 2027: 70

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes, c70/year

Response 23c: BDW2, NIAB (Darwin Green)

From: Barratts / David Wilson Homes (Cambridgeshire)
Sent: 10 March 2022 13:28

1. The whole of the Darwin Green site has outline planning permission and a reserved matters planning application for 323 dwellings on BDW2 is being considered by the Councils. What progress is being made towards delivery of dwellings on the site?

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. When do you anticipate that construction of the first dwelling(s) will start on site?

The short answer is as soon when we get permission. Essentially, I am not expecting any pre-commencement conditions to be imposed.

4. When do you anticipate that the first dwelling(s) will be completed?

5. When do you anticipate that BDW2 will be completed?

6. What are the anticipated completions for each of the next five years? Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Parcel	**2021-2022**	**2022-2023**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**2027-2028**
BDW2	0	101	100	100	22	0	0

Response 23d: BDW3, NIAB (Darwin Green)

From: Barratts / David Wilson Homes (Cambridgeshire)
Sent: 10 March 2022 12:48

1. The whole of the Darwin Green site has outline planning permission and a reserved matters planning application for 210 dwellings on BDW3 is being considered by the Councils. What progress is being made towards delivery of dwellings on the site?

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. When do you anticipate that construction of the first dwelling(s) will start on site?

4. When do you anticipate that the first dwelling(s) will be completed?

5. When do you anticipate that BDW3 will be completed?

6. What are the anticipated completions for each of the next five years? Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Parcel	**2021-2022**	**2022-2023**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**2027-2028**
BDW3	0	0	0	0	50	100	60

Response 23e: BDW4, NIAB (Darwin Green)

From: Barratts / David Wilson Homes (Cambridgeshire)
Sent: 10 March 2022 13:28

1. The whole of the Darwin Green site has outline planning permission and a reserved matters planning application for 351 dwellings on BDW4 is being considered by the Councils. What progress is being made towards delivery of dwellings on the site?

343 dwellings is the correct “draft” figure. We have lost plots as a result of Urban Design changes.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. When do you anticipate that construction of the first dwelling(s) will start on site?

4. When do you anticipate that the first dwelling(s) will be completed?

5. When do you anticipate that BDW4 will be completed?

6. What are the anticipated completions for each of the next five years? Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Parcel	**2021-2022**	**2022-2023**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**2027-2028**
BDW4	0	0	59	50	100	100	34

Response 24: NIAB 2/3 (Darwin Green 2/3)

No response has been received from Barratts.

Response 25a: Phase 1a, Marleigh

From: Hill
Sent: 04 February 2022 14:01

1. Phase 1A has detailed planning permission for 239 dwellings and is under construction. At March 2021, our monitoring recorded that 67 dwellings had been completed on plots 89-93 and 97-158, 99 dwellings were under construction on plots 41-48, 76-88, 94-96 and 159-233, and the remaining 73 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    100 dwellings completed by December 2021

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    40 dwellings

2. You previously anticipated that 150 dwellings on Phase 1A would be completed by March 2022, and that the remaining 89 dwellings would be completed by 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

140 dwellings complete by March 2022, development anticipated to be complete 2027

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 20
    - 1 April 2023 – 31 March 2024: 20
    - 1 April 2024 – 31 March 2025: 20
    - 1 April 2025 – 31 March 2026: 20
    - 1 April 2026 – 31 March 2027: 19

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 25b: Phase 1b, Marleigh

From: Hill
Sent: 04 February 2022 14:01

1. Phase 1B has detailed planning permission for 308 dwellings. At March 2021, our monitoring recorded that all 308 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    6

16. You previously anticipated that constriction would start on the first dwelling(s) in March 2021. Has construction started on Phase 1B? If not, when do you anticipate that construction will start on the first dwelling(s) on Phase 1B?

Construction has started on Phase 1B

2. When do you anticipate that the first dwelling(s) will be completed on Phase 1B?

March 2022

3. You previously anticipated Phase 1B would be completed by 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 55
    - 1 April 2023 – 31 March 2024: 55
    - 1 April 2024 – 31 March 2025: 55
    - 1 April 2025 – 31 March 2026: 55
    - 1 April 2026 – 31 March 2027: 60

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

The remaining 22 dwellings would be completed 2027/2028 and 2028/2029

Response 25c: Phase 2, Marleigh

From: Hill
Sent: 04 February 2022 14:01

1. Phase 2 has detailed planning permission for 421 dwellings, which was approved in November 2021. What progress is being made towards delivery of dwellings on Phase 2?

Detailed drawings being produced and relevant planning conditions being discharged.

2. You previously anticipated that construction would start on the first dwelling(s) in January 2022. Has construction started on Phase 2? If not, when do you anticipate that construction will start on the first dwelling(s) on Phase 2?

No construction works have taken place to date. Construction works are expected to begin Q1 2022

3. When do you anticipate that the first dwelling(s) will be completed on Phase 2?

Q1 2023

4. You previously anticipated Phase 2 would be completed by 2030. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 7
    - 1 April 2023 – 31 March 2024: 95
    - 1 April 2024 – 31 March 2025: 95
    - 1 April 2025 – 31 March 2026: 95
    - 1 April 2026 – 31 March 2027: 90

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes, note only 39 further dwellings to construct.

Response 25d: Marleigh - remainder

From: Hill / Marshall
Sent: 04 February 2022 15:05

1. The whole of the Marleigh development has outline planning permission for approximately 1,300 dwellings, and 968 dwellings on Phases 1a, 1b and 2 already have reserved matters permission. What progress is being made towards delivery of dwellings on the remainder of the development?

Hill do not have a contractual position on future phases. Initial strategy being progressed for how and when the final phase will be delivered.

2. What is your programme for the submission of reserved matters applications for the remaining residential phases? What is your programme for the delivery of these remaining residential phases – first dwelling(s) under construction, first dwelling(s) completed, remainder of development completed?

Unknown at this stage until further detail has been worked through

3. How many dwellings do you anticipate will be completed each year?

Unknown at this stage until further detail has been worked through

4. What are the anticipated completions for each of the next five years?

Unknown at this stage until further detail has been worked through

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Unknown at this stage until further detail has been worked through

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Unknown at this stage until further detail has been worked through

Response 26: Cambridge East - Land North of Cherry Hinton

From: Strutt & Parker
Sent: 9 March 2022 16:03

1. The site has outline planning permission for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments. What progress is being made towards the delivery of dwellings on this site?

We have signed a PPA in respect of the Site Wide Design Code (SWDC). We have had regular meetings and we are anticipating submission of the SWDC in May 2022. To date we have also discharged a number of pre-commencement conditions and we are currently undertaking enabling work (such as archaeology on site). Recently planning consent has also been granted for an access to our project office.

2. Discharge of conditions applications are being considered by the Councils and I understand that pre-application discussions have been undertaken relating to the site wide design code. What is your programme for the discharge of pre-commencement conditions and the delivery of the initial infrastructure necessary to enable dwellings to be delivered on site – submission of planning applications, start on site for necessary infrastructure, completion of initial infrastructure?

It is our intention to submit all discharge of conditions applications in the Spring 2022. We have submitted a draft PPA in respect of our infrastructure application, which we are also intending to submit in the Spring 2022. We would like to commence on site during the Autumn of 2022.

3. You previously anticipated that construction would start on the first dwelling(s) in July 2022, and that the first dwellings(s) would be completed in March 2023. What is your programme for the delivery of residential parcels on the site – submission of reserved matters planning application(s), first dwelling(s) under construction, first dwelling(s) completed, parcel completed?

We are looking to submit our first reserved matters applications for the sales village and first phase Reserved Matters in the summer of 2022. This programme is subject to further discussions and agreement with Greater Cambridge Shared Planning Service. We anticipate that construction will start in late Autumn 2022 and first completions in March 2023.

4. How many dwellings do you anticipate will be completed each year?

140

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0
    - 1 April 2023 – 31 March 2024: 50
    - 1 April 2024 – 31 March 2025: 100
    - 1 April 2025 – 31 March 2026: 120
    - 1 April 2026 – 31 March 2027: 140

At this stage we are still to agree a phasing plan, however at the current time I would assume first 150 dwellings being within the City and a 50/50 split after then for the period up to 2027.

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

Response 27a: Trumpington Meadows – Lots 1-5

From: Barratts / David Wilson Homes
Sent: 1 February 2022 11:22

1. Only 8 dwellings remain to be developed on these lots, and they will be constructed where the sales centre is currently located. You previously anticipated that these 8 dwellings would be completed in December 2024 following the completion of lots 10 & 11. Is that still your intention? If not, when do you anticipate that the development will be completed?

June 2023

2. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023
   - 1 April 2023 – 31 March 2024: 8 dwellings
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

3. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 27b: Trumpington Meadows – Lots 10 & 11

Telephone conversation with Barratts / David Wilson Homes on 4 February 2022 confirmed that the anticipated completions for 1 April 2021 – 31 March 2022 are 2 dwellings in Cambridge and 25 dwellings in South Cambridgeshire, rather than 0 dwellings and 35 dwellings respectively as set out in their email on 21 January 2022.

From: Barratts / David Wilson Homes
Sent: 21 January 2022 12:18

Lots 10 & 11 have detailed planning permission for 392 dwellings (65 dwellings in Cambridge and 327 dwellings in South Cambridgeshire) and are under construction. At March 2021, our monitoring recorded that:

- in South Cambridgeshire: 226 dwellings had been completed, 27 dwellings were under construction and 74 dwellings had not been started, and
- in Cambridge: 2 dwellings were under construction and 63 dwellings had not been started.

1. What progress has been made in continuing to deliver dwellings on these lots:
   a. Which plots had been completed by 31 December 2021?
   b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

Cambridge = 0
South Cambridgeshire = 35

2. You previously advised that you are delivering this parcel along the spine road, starting within South Cambridgeshire, before moving into Cambridge, and then looping back into South Cambridgeshire:
   a. You previously anticipated that the dwellings in Cambridge will be completed in circa June 2023. Is that still your intention? If not, when do you anticipate that the dwellings in Cambridge will be completed?
   b. You previously anticipated that the dwellings in South Cambridgeshire will be completed in December 2024. Is that still your intention? If not, when do you anticipate that the dwellings in South Cambridgeshire will be completed?

3. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: Cambridge = 45, South Cambridgeshire = 76
   - 1 April 2023 – 31 March 2024: Cambridge = 18, South Cambridgeshire = 0
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Build complete by June 2023

Response 28: Clay Farm – Countryside Properties

From: Countryside Properties
Sent: 19 January 2022 12:23

Please find below my response in respect to our completions.

1a. Parcel 8a = 147 Plots built by December 21
Parcel 8b = 72 plots built by December 21

1b. January 2022 = 20 build completions Parcel 8b
February 2022 = 19 build completions Parcel 8b
March 2022 = 12 build completions Parcel 8b

2. Last build completion is programmed for March 2022

3. We have no further developments in Cambridge once Parcel 8b is complete

4. N/A

The questions we sent to Countryside Properties were:

7. Parcels 8A & 8B have detailed planning permission for 270 dwellings and are under construction. At March 2021, our monitoring recorded that 218 dwellings had been completed and the remaining 52 dwellings were under construction.
    a. Which plots had been completed by 31 December 2021?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

8. You previously anticipated that the development would be completed by February 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

9. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

10. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 29: Land north of Worts' Causeway

From: Lichfields
Sent: 2 February 2022 11:28

1. The site has outline planning permission for up to 200 dwellings, which was approved in January 2022. What progress is being made towards the delivery of dwellings on this site?

The submission of a discharge of conditions application will be forthcoming shortly, and once the site is sold to a housebuilder, a reserved matters application will be submitted to finalise detailed design to allow delivery on site to commence.

2. It was previously anticipated that the site would be sold to a housebuilder once outline planning permission had been secured, and that the housebuilder would be responsible for the submission of reserved matters planning applications and the delivery of the site. Is this still the intention? Has the site been marketed?

The formal marketing process is now fully underway following agreement of the S106. It is in the interests of CEG and the landowners to seek a delivery partner at the soonest opportunity and the selected party will be required to demonstrate how they will develop on the principles set out as part of the outline application.

3. When do you anticipate that any discharge of conditions application(s) will be submitted? When do you anticipate a reserved matters planning application(s) will be submitted?

The first of the discharge of conditions applications will be submitted within the next week. Provided there are no delays to the marketing of the site and the sale process, it is envisaged that a reserved matters application would be submitted later on this year.

4. When do you anticipate that construction of the first dwelling(s) will start on site?

Provided that a reserved matters application is submitted towards the end of the year, it is considered realistic that construction on site will begin mid 2023.

5. When do you anticipate that the first dwelling(s) will be completed?

Late 2023 or early 2024.

6. When do you anticipate that the development will be completed?

2027.

7. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024: 20 units
    - 1 April 2024 – 31 March 2025: 80 units
    - 1 April 2025 – 31 March 2026: 80 units
    - 1 April 2026 – 31 March 2027: 20 units

8. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

All current market conditions will be factored into the sale of the site as this is currently progressing. It is therefore considered that current constraints/market factors will not have an impact on future build out.

Response 30: Land south of Worts' Causeway

From: BPTW
Sent: 1 February 2022 14:20

1. The site has outline planning permission for up to 230 dwellings, which was approved in May 2021. Discharge of conditions applications and an infrastructure reserved matters application are being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

Phase 0 (Demolition) underway.
Phase 1 (Infrastructure Reserved Matters Application) amened plans and reports being submitted this week, aiming for a determination later this month and start on site in March/April
Phase 1 (pre-commencement conditions) – in the process of being discharged
Phase 2 (80 unit parcel brought forward by This Land) – coming to the end of our pre-application stage, preparing for submission in early March

2. I understand that the site is being developed in two phases, with the first phase being for 80 dwellings and the second phase being for 150 dwellings, and that the two phases are being brought forward by different developers. Is that correct?

Correct

3. What is your programme for delivery of the first phase of 80 dwellings? When do you anticipate the reserved matters planning application will be submitted? When do you anticipate that construction of the first dwelling(s) will start on site? When do you anticipate that the first dwelling(s) will be completed? When do you anticipate that the first phase of 80 dwellings will be completed?

Reserved Matters Application Submission in early March
Start on site – Summer 2022
First occupation – Summer 2023

4. What is your programme for delivery of the second phase of 150 dwellings? When do you anticipate the reserved matters planning application will be submitted? When do you anticipate that construction of the first dwelling(s) will start on site? When do you anticipate that the first dwelling(s) will be completed? When do you anticipate that the second phase of 150 dwellings will be completed?

Reserved Matters Application Submission by June 2022
Estimated start on Site Autumn 2022
First occupation – Autumn 2022

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0
    - 1 April 2023 – 31 March 2024: 100
    - 1 April 2024 – 31 March 2025: 100
    - 1 April 2025 – 31 March 2026: 30
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

No – scheme will be complete by 2025/26

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None, subject to continued positive cooperation with City Council planners.

Allocations at New Settlements

Response 31a: Northstowe – Phase 1 – parcel H3

From: Taylor Wimpey
Sent: 01 February 2022 12:15

1. Only 7 dwellings remain to be developed on Parcel H3, and they will be constructed where the sales centre is currently located. We have recorded the two showhomes as completed. You previously anticipated that these 7 dwellings would be completed in 2023. Is that still your intention? If not, when do you anticipate that the development will be completed?

Including the 2 show homes that have been constructed, 9 plots will legally complete in the period March 2024 – July 2024. These will be the last plots on the development.

2. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: 0 plots
   - 1 April 2023 – 31 March 2024: 2 plots
   - 1 April 2024 – 31 March 2025: 7 plots
   - 1 April 2025 – 31 March 2026: 0 plots
   - 1 April 2026 – 31 March 2027: 0 plots

3. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 31b: Northstowe – Phase 1 – parcels H5 & H6

Using the pdf report attached to the email, based on the actual or anticipated legal completion date for each plot, officers have calculated the anticipated completions by year for all plots that had not already been recorded as completed at 31 March 2021.

This results in the following anticipated completions:

- 1 April 2021 – 31 March 2022: 20
- 1 April 2022 – 31 March 2023: 57
- 1 April 2023 – 31 March 2024: 46
- 1 April 2024 – 31 March 2025: 22

The final anticipated legal completion date is 31/10/2024.

From: Vistry East Midlands
Sent: 18 January 2022 09:29

I've attached a breakdown of the current and anticipated completion dates by plot.

The questions sent to Vistry East Midlands were:

1. The site has detailed planning permission for 240 dwellings and is under construction. At March 2021, our monitoring recorded that 95 dwellings had been completed on plots 158-230 and 303-324, 13 dwellings were under construction on plots 231-243, and the remaining 132 dwellings on plots 244-302 had not been started.
    a. Which plots had been completed by 31 December 2021?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

2. You previously anticipated that the development would be completed in autumn / winter 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 31c: Northstowe – Phase 1 – parcel H7

Using the spreadsheet attached to Response 32d which shows the build status of each of the Barratts / David Wilson Homes plots at Northstowe, and based on the date for handover to sales for each plot, officers have calculated the anticipated completions by year for all plots on Parcel H7 that had not already been recorded as completed at 31 March 2021.

This results in the following anticipated completions for Parcel H7:

- 1 April 2021 – 31 March 2022: 0
- 1 April 2022 – 31 March 2023: 0
- 1 April 2023 – 31 March 2024: 3
- 1 April 2024 – 31 March 2025: 0
- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 0

Response 31d: Northstowe – Phase 1 – parcel H8

Using the spreadsheet attached which shows the build status of each of the Barratts / David Wilson Homes plots at Northstowe, and based on the date for handover to sales for each plot, officers have calculated the anticipated completions by year for all plots on Parcel H8 and added the details within the response below.

From: Strutt and Parker
Sent: 25 January 2022 18:16

1. The site has detailed planning permission for 73 dwellings and is under construction. At March 2021, our monitoring recorded that 34 dwellings had been completed on plots 116-142 and 154-160, 18 dwellings were under construction on plots 143-153 and 165-171, and the remaining 21 dwellings on plots 161-164 and 172-188 had not been started.
    a. Which plots had been completed by 31 December 2021?

    (see attached spreadsheet) Plots 116-160, 162-170

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    (see attached spreadsheet) No plots

2. You previously anticipated that the development would be completed in June 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes final hand over anticipated June 2023

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: (see attached spreadsheet) plots 161, 176-185
    - 1 April 2023 – 31 March 2024: (see attached spreadsheet) plots 171-175, 186-188
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 31e: Northstowe – Phase 1 – parcel H9

From: Barratts / David Wilson Homes
Sent: 9 February 2022 15:46

1. The site has detailed planning permission for 130 dwellings and is under construction. At March 2021, our monitoring recorded that 28 dwellings were under construction and the remaining 102 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    Plots 189-216, 227-232

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    Plots 217-226, 233-250

2. You previously anticipated that the first dwelling(s) would be completed in August 2021. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

First occupation was August 2021 plots 207-210

3. You previously anticipated that the development would be completed in January 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

Last dwellings anticipated to be completed in February 2023

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: plots 251-318
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 31f: Northstowe – Phase 1 – parcel H10

From: Taylor Wimpey East Anglia
Sent: 1 February 2022 12:15

1. The site has detailed planning permission for 76 dwellings and is under construction. At March 2021, our monitoring recorded that 26 dwellings had been completed on plots 1-20, 24-28 and 37, 13 dwellings were under construction on plots 21-23, 29-36, 38-54 and 74-76, and the remaining 19 dwellings on plots 55-73 had not been started.

It is correct that the planning permission for this site is 76 dwellings. However, the plot numbers stated above are from a previous planning layout, please see response a. below for updated plot numbers.

    a. Which plots had been completed by 31 December 2021?

153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 199, 200, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

182, 193, 194, 196, 197, 198, 201, 212, 225, 226, 227, 228

2. You previously anticipated that the development would be completed in August 2022. Is that still the intention? If not, when do you anticipate that the development will be completed?

We anticipate the last completion will be delivered in October 2022.

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 13 plots
    - 1 April 2023 – 31 March 2024: N/A
    - 1 April 2024 – 31 March 2025: N/A
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 31g: Northstowe – Phase 1 – parcel H12

No response has been received from Linden Homes.

Response 31h: Northstowe – Phase 1 – parcel H13

From: Taylor Wimpey East Anglia
Sent: 1 February 2022 12:15

1. The site has detailed planning permission for 92 dwellings. At March 2021, our monitoring recorded that no construction had started on this parcel.
    a. What progress is being made towards delivery of dwellings on this parcel?

    First completions will be delivered in June 2022.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No plots have been completed

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No plots will be completed in this time period.

2. You previously anticipated that construction would start on the first dwelling(s) in July 2021. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

N/A – see question 3 below

3. You previously anticipated that the first dwelling(s) would be completed in July 2022. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

First two completions expected in June 2022

4. You previously anticipated that the development would be completed in January 2025. Is that still the intention? If not, when do you anticipate that the development will be completed?

The development will be completed in March 2024

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 50 plots
    - 1 April 2023 – 31 March 2024: 42 plots
    - 1 April 2024 – 31 March 2025: N/A
    - 1 April 2025 – 31 March 2026: N/A

- 1 April 2026 – 31 March 2027: N/A

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 32a: Northstowe – Phase 2a

From: Homes England
Sent: 17 February 2022 11:07

1. Phase 2A has detailed planning permission for 406 dwellings and is under construction. At March 2021, our monitoring recorded that 2 dwellings had been completed and the remaining 404 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    3 homes

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    20 homes

2. It was previously anticipated that Phase 2A would be completed in 2025-2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

Likely to be a delay after the delivery of the current ‘peninsular’ sub parcel (43 dwellings being marketed as Inholm).

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 20
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 40
    - 1 April 2025 – 31 March 2026: 115
    - 1 April 2026 – 31 March 2027: 90

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes

Response 32b: Northstowe – Phase 2b

No response has been received from Keepmoat Homes.

Response 32c: Northstowe – Phase 2 – remainder

From: Homes England
Sent: 09 February 2022 12:01

1. The remainder of Phase 2 of Northstowe (excluding phases 2a and 2b) has outline planning permission. What progress is being made towards the delivery of up to 2,794 dwellings on the remainder of Phase 2?

Strategic infrastructure has been implemented in the central and eastern portions of the phase 2 site. Connecting the town centre and adjoining parcels to the bus, road, cycle and pedestrian network. Strategic drainage connections are in place, the site has been decontaminated and connected to utilities. A delivery partner is being sought for the initial phase of town centre (Phase C1) and the adjoining residential neighbourhood (Phase 2C) collectively referred to as Central One. The delivery of the remaining Phase 2 parcels are likely to be brought forward in parallel with the balance of the town centre delivery, between 2023 and 2036.

2. You previously advised that Homes England would act as the master developer and appoint development partner(s) to bring forward specific parcels. Have development partner(s) been appointed for the remainder of the parcels in Phase 2? If not, what are your intentions regarding securing developers to bring forward the delivery of the remainder of Phase 2?

It is proposed that Homes England will continue to act as master developer for Phase 2 and will seek development partners to deliver serviced plots. Development partners have not yet been identified for the remaining parcels in Phase 2 at this stage however a partner is currently being sought for Central One as stated above.

3. What is your programme for the submission of further reserved matters applications for residential development on the remaining parcels in Phase 2? What is your programme for the delivery of these parcels – first dwelling(s) under construction, first dwelling(s) completed, remainder of Phase 2 completed?

Central One to include at least 500 apartments and houses plus a convenience store, Market Hall and potentially some further ground floor commercial. Reserved Matters to be submitted early 2023. Start on site late 2023. Homes delivered between 2024 and 2031. The delivery of the remaining Phase 2 parcels are likely to be brought forward in parallel with future phases of town centre, between 2023 and 2036.

4. I understand that the next parcels within Phase 2 that are likely to be brought forward relate to the town centre, and that this area will include residential development.

a. You previously anticipated that the Town Centre would deliver 1,000-1,200 dwellings? Is that still the intention? If not, how many dwellings are anticipated within the Town Centre?

The town centre will include a residential element and will deliver around 1,000-1,200 apartments/town houses.

b. You previously advised that reserved matters planning application(s) for the Town Centre would be submitted in 2022? Is that still the intention? If not, when do you anticipate that the reserved matters planning application(s) for the Town Centre will be submitted?

Reserved matters for the town centre are expected to be submitted in 2023, and the first dwellings likely to be completed early in 2024. The town centre is expected to be completed by 2031.

c. When do you anticipate that construction will start on the first dwelling(s) within the Town Centre?

The current programme anticipates construction will commence late 2023.

d. You previously anticipated that the first dwelling(s) would be completed within the Town Centre in 2023. Is that still the intention? If not, when do you anticipate the first dwelling(s) will be completed within the Town Centre?

The first dwellings likely to be completed in early 2024.

e. You previously anticipated that the Town Centre would be completed by 2029. Is that still the intention? If not, when do you anticipate that the dwellings within the Town Centre will be completed?

The town centre is expected to be completed by 2031.

5. How many dwellings do you anticipate will be completed each year?

Likely ranging between 250-300 dwellings per annum across the remainder of Phase 2.

6. What are the anticipated completions for each of the next five years on the remaining parcels within Phase 2?

These are the anticipated completions for ‘Central One’:

- 1 April 2022 – 31 March 2023
- 1 April 2023 – 31 March 2024: 30

- 1 April 2024 – 31 March 2025: 100
- 1 April 2025 – 31 March 2026: 175
- 1 April 2026 – 31 March 2027: 175

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Build out rate for 2027-28 onwards is expected to be similar to 2026-27, likely increasing up to 250-300 dwellings per annum in future years.

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Northstowe is subject to general residential market trends affecting the region. Construction cost inflation has been a notable constraint over the past 18 months however this has been partially offset by increases in sale values. The retail sector remains particularly dynamic which has a bearing on town centre delivery however the Town Centre Strategy is predicated on flexibility. Homes England will continue to monitor the market and adjust the use-mix accordingly whilst complying with the broad ranges set in the Strategy.

Response 33: Northstowe – Phase 3

From: Homes England
Sent: 08 February 2022 17:03

1. The Councils are considering two outline planning applications for Phase 3 of Northstowe, and I understand these applications will be considered by Planning Committee on 28 January 2022. What progress is being made towards the delivery of up to 5,000 dwellings on Phase 3?

Outline applications were submitted in April 2020 for both 3A and 3B, and updated material was submitted January 2021. Phase 3A was supported by the Committee subject to conditions/s106. Phase 3B was not considered due to time pressure and a new Committee date is awaited. It is hope that both applications will be approved following completion of s106 agreements in March 2022. Following planning consent, work will commence on reserved matters and fulfilling pre-commencement conditions. Some infrastructure relevant to Phase 3A was consented as part of the Phase 2 works and is almost complete. This includes the Central Primary Access Road, dedicated bus only route which branches off the Cambridgeshire Guided Busway, and dual carriageway access known as the Southern Access Road West (SARW), which connects Northstowe to the B1050. The delivery strategy for phase 3 is being refined pending issue of planning permissions and work is progressing on the acquisition of County land at Phase 3B.

2. You previously advised that Homes England would act as the master developer and appoint development partner(s) to bring forward specific parcels. Have development partner(s) been appointed for the parcels in Phase 3? If not, what are your intentions regarding securing developers to bring forward the delivery of Phase 3?

Development partners have not been appointed yet. Homes England’s approach is to release serviced development parcels to housebuilders selected from our Development Partner Dynamic Purchasing System. Prior to this we will need to secure Outline Planning consent, implement Strategic infrastructure works and progress a range of site wide strategies such as Design Code/Phasing Plan.

3. What is your programme for the discharge of conditions and the delivery of the initial infrastructure necessary to enable dwellings to be delivered on Phase 3 – submission of planning applications, start on site for necessary infrastructure, completion of initial infrastructure?

Some infrastructure works are already underway as part of the Phase 2 consent. Further infrastructure works are likely to commence in 2023 (following procurement of a main contractor), and finish in 2036. Assuming planning consent is received in March

2022, it is expected that reserved matters for strategic elements (earthworks and engineering) will be secured early in 2023.

4. You previously anticipated that the first dwelling(s) would be completed on Phase 3 in 2023. What is your programme for the delivery of residential parcels within Phase 3 – submission of reserved matters planning application(s), first dwelling(s) under construction, first dwelling(s) completed, parcel completed?

First residential dwellings expected on 3A in 2024. Once outline consent is received, work will commence on selecting a development partner who will prepare a reserved matters application, seeking consent mid 2023. Commencement late 2023 – first occupations Spring 2024.

5. How many dwellings do you anticipate will be completed each year?

Delivery potentially ranging from circa 250-300 dwellings per year.

6. What are the anticipated completions for each of the next five years for Phase 3?
    - 1 April 2022 – 31 March 2023: 0
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 50
    - 1 April 2025 – 31 March 2026: 50
    - 1 April 2026 – 31 March 2027: 120

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Delivery potentially ranging from circa 250-300 dwellings per year.

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

As a major strategic site there are significant strategic and social infrastructure costs to be met in order to released phased parcels to individual developers. These items have been costed and are included with Homes England long-term business plans which cover the 5 year land supply period.

Response 34: Northstowe – Land west of Station Road, Longstanton

From: Carter Jonas
Sent: 14 February 2022 16:37

1. Planning Committee in November 2021 gave officers delegated authority to approve outline planning permission for demolition of a dwelling and erection of up to 107 dwellings, subject to the completion of a s106 agreement. What progress is being made towards the delivery of dwellings on this site?

The Planning Permission should be released in March 2022. The applicants will be disposing the site to a housebuilder and a Reserved Matters Application will then need to be submitted. It is envisaged that development would commence on site in 2023.

2. What are your intentions regarding securing a developer to bring forward the delivery of this site?

The site will be marketed when planning permission is granted.

3. When do you anticipate that a reserved matters planning application will be submitted?

Late 2022

4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

5. When do you anticipate that construction of the first dwelling(s) will start on site?

Autumn 2023

6. When do you anticipate that the first dwelling(s) will be completed?

Autumn 2024

7. When do you anticipate that the development will be completed?

Spring 2025

8. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023
   - 1 April 2023 – 31 March 2024: 50
   - 1 April 2024 – 31 March 2025: 57
   - 1 April 2025 – 31 March 2026

- 1 April 2026 – 31 March 2027

9. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 35: Northstowe - Digital Park, Station Road, Longstanton

From: Cheffins
Sent: 25 January 2022 13:00

1. The Council is considering an outline planning application for up to 80 dwellings following the demolition of existing buildings. What progress is being made towards the delivery of dwellings on this site?

The application has been running for a number of months with no decision in sight. Perhaps the case officer could give us some idea as to when the application will be determined?

2. What are your intentions regarding securing a developer to bring forward the delivery of this site?

The site will probably be marketed once outline planning permission has been granted but the owner is also considering developing the site.

3. When do you anticipate that a reserved matters planning application will be submitted?

We would anticipate within 12 months of the outline planning permission.

4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Don’t envisage any constraints.

5. When do you anticipate that construction of the first dwelling(s) will start on site?

Depends when the outline planning permission is granted.

6. When do you anticipate that the first dwelling(s) will be completed?

Depends when outline planning permission granted

7. When do you anticipate that the development will be completed?

Depends when outline planning permission granted

8. What are the anticipated completions for each of the next five years?

Depends when outline planning permission granted.

- 1 April 2022 – 31 March 2023
- 1 April 2023 – 31 March 2024
- 1 April 2024 – 31 March 2025
- 1 April 2025 – 31 March 2026
- 1 April 2026 – 31 March 2027

9. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Probably at lower rates.

Response 36a: Waterbeach New Town – West: remainder

From: David Lock Associates
Sent: 9 March 2022 21:26

1. Waterbeach New Town (West) has 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. The first two residential parcels (Northern Woods and Eastern Woods) have reserved matters permission. What progress is being made towards delivery of dwellings on the remainder of the site?

Urban & Civic (U&C) has made significant progress towards the delivery of on-site infrastructure at Key Phase 1 (KP1) of the Waterbeach Barracks development. Similar progress has been made towards the provision of the off-site infrastructure which is necessary to support the first occupations at the site. This off-site infrastructure is also critical to the wider delivery of the development and the work completed in 2021/22 by U&C represents a substantial step towards increasing the rate of delivery at the development in the future.

Reserved Matters Consent for the delivery of green, grey and blue infrastructure at Key Phase 1 North (KP1 N) was granted on 21 August 2020. Earthworks construction activities commenced immediately following Reserved Matters consent. Civil engineering works commenced in February/March 2021 and are now well progressed. The completion of this infrastructure will unlock delivery of a minimum of 924 dwellings at KP1 N. It is anticipated that construction of this infrastructure will be completed in April 2022. The completion of this infrastructure enables the delivery of the Northern and Eastern Woods Parcels (pursuant to Reserved Matters Consents 21/02400/REM and 21/03866/REM). Construction of 89 dwellings at Northern Woods commenced in January 2022 with first completions expected in end 2022. Construction of 111 dwellings at Eastern Woods is scheduled to commence in March 2022. First completions at this parcel are likely in Q1 2023.

A Reserved Matters application for green, grey and blue strategic infrastructure for Key Phase 1 East (KP1 E) was submitted on 15 December 2021 (21/05581/REM). The determination deadline for this application is 22 March 2022. It is intended that earth works construction of this infrastructure will commence in Q2 2022 extending to the end of 2022. Civil engineering works will commence in Q3 2022 and are planned to be completed by Q2 2023.

As noted above, significant progress has been made toward the delivery of early off-site infrastructure. Most notably, planning applications have been submitted for the works necessary to deliver the Mere Way Cycle Route and the A10 Bridge which will provide a strategic pedestrian and cycle connection to the Cambridge Northern Fringe.

The S106 Agreement for Waterbeach Barracks requires this infrastructure to be in place by a trigger of 150 dwellings. The necessary planning approvals are in place for the construction of an upgraded pedestrian and cycle provision along the A10 which will provide additional connectivity to Cambridge. These works commenced in January 2022 for completion in early 2023. Design work has been completed in relation to other off-site infrastructure due at first occupations or just after including Milton Cycleway Improvements, bus stop improvements and Waterbeach Station improvements.

2. You previously advised that Urban & Civic were intending to release further residential parcels for approximately 300 dwellings in Key Phase 1 in 2021-2022. Were parcels released? Have development partners been appointed for these residential parcels?

Yes, these parcels are coming forward as expected. Design work relating to parcels at Waterbeach Gardens (Parcel P4, P2.2, P2.3, P5.1, P5.2 and P5.3) is well progressed and it is anticipated that a Reserved Matters Application for details of these parcels will be submitted in April 2022. The approval of Reserved Matters details for these parcels will enable the delivery of a minimum of a further 300 dwellings at KP1 N. Construction of these parcels is due to commence in late 2022 with c.20 units per month occupation from the late 2023 onwards.

Design work is progressing for the first primary school to be delivered at the KP1 Gateway and the first Community Building and a Café which will become key facilities supporting the first residents of Waterbeach Barracks. Reserved Matters applications are expected to be submitted in 2022.

3. I understand that Urban & Civic are intending to bring forward a parcel themselves for approximately 300 Build to Rent dwellings. What is the programme for the delivery of this parcel – submission of reserved matters application, first dwelling(s) under construction, first dwelling(s) completed, remainder of parcel completed?

As above, U&C intendeds to bring forwards the delivery of Parcels at Waterbeach Gardens following the approval of a forthcoming Reserved Matters Application. It is intended that these parcels will be delivered as build to rent accommodation. The delivery programme is:

- Submission of Reserved Matters – April 2022
- First dwellings under construction – November 2022
- First dwellings completed – September 2023

4. What is your programme for the delivery of further residential parcels? When will future parcels be released to secure development partners? Have development partners been appointed for any further residential parcels?

Key Phase 1 North: It is anticipated that the next parcels at KP1 N will be brought to market in late 2022/early 2023.

Key Phase 1 East: The approval of the Reserved Matters for green, grey and blue infrastructure at KP1 E (see above) will substantially progress the delivery of the infrastructure framework to deliver Parcels P8.1 (minimum 65 dwellings), P8.2 (minimum 120 dwellings), P8.3 (minimum 18 dwellings), P9.1 (minimum 95 dwellings), P9.2 (minimum 40 dwellings), P10.1 (minimum 115 dwellings) and P10.2 (minimum 75 dwellings). Cumulatively, these parcels have capacity for a minimum of 528 dwellings based upon the approved KP1 Design Code. In line with U&C's master developer model, the work completed by U&C in 2021/22 to design and plan KP1 E infrastructure can enable U&C to substantially progress housing delivery at KP1 and to bring these de-risked parcels to market.

5. What is your programme for the submission of reserved matters applications for further residential parcels? What is your programme for the delivery of these further residential parcels – first dwelling(s) under construction, first dwelling(s) completed, remainder of development completed?

As set out above.

6. How many dwellings do you anticipate will be completed each year?

In the light of the significant progress made in 2021/22 it is likely that delivery at the Waterbeach Barracks site will meet the expectations of the Council's Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (April 2021) (Table SC1a). The general assumed delivery of 250 dwellings per annum for the years following 2022/2023 is an appropriate conservative estimate on future delivery.

7. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 40
    - 1 April 2023 – 31 March 2024: 250
    - 1 April 2024 – 31 March 2025: 250
    - 1 April 2025 – 31 March 2026: 250
    - 1 April 2026 – 31 March 2027: 250

Given the momentum which has been established for the project and the progress which has been made to unlock delivery across KP1, Urban & Civic is very confident that the rates of completions indicated during the 5-year supply will be met.

8. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes, as shown above, it is considered that the development can achieve delivery of 250 dwellings per annum from 2023/24 onwards.

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

U&C's Annual Report and Accounts 2021 notes the shorter term effects of Covid-19 and Brexit upon the UK housing market. U&C's annual report notes that:

"The UK's housing market has performed well since May 2020, but there is no doubt that travel restrictions, and indeed desire to travel, have impacted labour availability. Material prices and availability continue to provide housebuilders with operational challenges, although Urban & Civic's infrastructure delivery appears to have been less affected. Following Brexit, uncertainty around trade regulations looks set to continue for a period until the UK's relationship with the EU matures and international trade agreements are finalised. Although it is not possible to fully assess the impact of either Covid-19 or Brexit on Urban & Civic, the Board is taking appropriate action to ensure the Group is resilient to short-term disruption and well positioned over the medium and longer term"

Response 36b: Waterbeach New Town – West: Northern Woods

From: Stonebond Properties
Sent: 1 February 2022 08:48

1. Northern Woods has detailed planning permission for 89 dwellings, which was approved in July 2021. What progress is being made towards delivery of dwellings on this parcel?

Stonebond started on site 29th November 2021. Power matting has now finished and the roads and drainage are partly in. Piling is due to start 7th February 2022.

2. It was previously anticipated that construction would start on the first dwelling(s) in Q3 2021-2022. Has construction started on Northern Woods? If not, when do you anticipate that construction will start on the first dwelling(s) on Northern Woods?

Please refer to above. Stonebond started on site in November 2021. The work to date has been infrastructure work and we are due to start on the first four dwellings in April 2022.

3. It was previously anticipated that the first dwelling(s) would be completed on Northern Woods in Q3 2022-2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed on Northern Woods?

We anticipate that the first four dwellings will be complete in December 2022.

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 11 plots
    - 1 April 2023 – 31 March 2024: 70 plots
    - 1 April 2024 – 31 March 2025: 8 plots
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A. Build completion is due May 2024. Therefore, we anticipate no completions 2026-2027 and 2027-2028.

Response 36c: Waterbeach New Town – West: Eastern Woods

From: CALA Homes
Sent: 9 February 2022 10:05

1. Eastern Woods has detailed planning permission for 111 dwellings, which was approved in December 2021. What progress is being made towards delivery of dwellings on this parcel?

The land deal is being signed with Urban & Civic this week

2. Has construction started on Eastern Woods? If not, when do you anticipate that construction will start on the first dwelling(s) on Eastern Woods?

Work is due to start 1st March 2022

3. When do you anticipate that the first dwelling(s) will be completed on Eastern Woods?

First Legal Completion is currently scheduled for February 2023

4. When do you anticipate that Eastern Woods will be completed?

May 2025

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 12
    - 1 April 2023 – 31 March 2024: 43
    - 1 April 2024 – 31 March 2025: 42
    - 1 April 2025 – 31 March 2026: 14
    - 1 April 2026 – 31 March 2027: 0

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 37: Waterbeach New Town – East

No response has been received from RLW Estates.

Response 38: Bourn Airfield New Village

From: Countryside
Sent: 4 February 2022 15:45

1. Planning Committee in February 2021 gave officers delegated powers to approve an outline planning permission for outline planning application for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space, subject to the completion of a s106 agreement. I understand that the discussions relating to the s106 agreement are nearing completion. What progress is being made towards the delivery of dwellings on this site?

We are expecting to complete the S106 agreement at the end of February 2022. Following this we will commence work on the various reserved matters, condition discharge and infrastructure consents in order to be able to commence development.

2. You previously advised that Countryside would act as the master developer and appoint development partner(s) to bring forward specific parcels. Have development partner(s) been chosen? If not, what are your intentions regarding securing developers to bring forward the delivery of this site?

It remains our intention that Countryside will act as master developer to deliver all infrastructure items and a number of residential parcels. We have not appointed any partners for the delivery of other parcels at this time.

3. What is your programme for the discharge of conditions and the delivery of the initial infrastructure necessary to enable dwellings to be delivered on site – submission of planning applications, start on site for necessary infrastructure, completion of initial infrastructure?

We will commence work on the various consent processes following the completion of S106. We would hope to be in a position to start infrastructure works on site approximately 12 months after this.

4. You previously anticipated that construction would start on the first dwelling(s) in spring 2022, and that the first dwellings(s) would be completed in 2023. What is your programme for the delivery of residential parcels on the site – submission of reserved matters planning application(s), first dwelling(s) under construction, first dwelling(s) completed, parcel completed?

We now anticipate a start on site in spring 2023, with first housing completions 2024.

5. How many dwellings do you anticipate will be completed each year?

We expect this to rise to 190 dwellings per annum.

6. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0
    - 1 April 2023 – 31 March 2024: 35
    - 1 April 2024 – 31 March 2025: 160
    - 1 April 2025 – 31 March 2026: 190
    - 1 April 2026 – 31 March 2027: 190

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The main constraints which could affect delivery on the Bourn Airfield site are Condition 13 which restricts delivery to 500 homes until the Cambridge to Cambourne transport scheme is operational, and the potential route of East West Rail across the site.

Response 39a: Cambourne West (land north west of Lower Cambourne) – Parcels 1.1a & 1.1b

From: Vistry
Sent: 7 February 2022 10:10

1. Parcels 1.1a & 1.1b have detailed planning permission for 200 dwellings. At March 2021, our monitoring recorded that all 200 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    0

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    0

2. Has construction started on Parcels 1.1a & 1.1b? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

3. When do you anticipate that the first dwelling(s) will be completed on Parcels 1.1a & 1.1b?

2022

4. When do you anticipate that Parcels 1.1a & 1.1b will be completed?

2027

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 8
    - 1 April 2023 – 31 March 2024: 50
    - 1 April 2024 – 31 March 2025: 50
    - 1 April 2025 – 31 March 2026: 50
    - 1 April 2026 – 31 March 2027: 42

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

NA

Response 39b: Cambourne West (land north west of Lower Cambourne) – Parcel 1.2

From: Taylor Wimpey East Anglia
Sent: 1 February 2022 16:00

1. Parcel 1.2 has detailed planning permission for 190 dwellings. At March 2021, our monitoring recorded that all 190 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    Plots 15 & 16

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    005, 017, 038, 039, 006, 007, 009, 010, 011, 014

2. You previously anticipated that construction would start on the first dwelling(s) in February / March 2021. Has construction started on Parcel 1.2? If not, when do you anticipate that construction will start on the first dwelling(s)?

N/A – see question 3 below

3. You previously anticipated that the first dwelling(s) would be completed in October 2021. Have the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed on Parcel 1.2?

Yes, the first 2 dwellings have been completed. Plots 15 & 16

4. When do you anticipate that Parcel 1.2 will be completed?

January 2025

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 83 plots
    - 1 April 2023 – 31 March 2024: 67 plots
    - 1 April 2024 – 31 March 2025: 28 plots
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 39c: Cambourne West (land north west of Lower Cambourne) – Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b

From: Taylor Wimpey East Anglia
Sent: 1 February 2022 12:15

1. Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b have detailed planning permission for 286 dwellings. At March 2021, our monitoring recorded that all 286 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    N/A

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    No plots, first completion in April 2022

2. Has construction started on parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction has begun

3. When do you anticipate that the first dwelling(s) will be completed on Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b?

First completion in April 2022

4. When do you anticipate that Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b will be completed?

December 2026

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 65 plots
    - 1 April 2023 – 31 March 2024: 65 plots
    - 1 April 2024 – 31 March 2025: 63 plots
    - 1 April 2025 – 31 March 2026: 47 plots
    - 1 April 2026 – 31 March 2027: 46 plots

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 39d: Cambourne West (land north west of Lower Cambourne) – Parcels 1.3a & 1.3d

From: Vistry
Sent: 10 February 2022 15:52

1. Parcels 1.3a & 1.3d have detailed planning permission for 150 dwellings, which was approved in May 2021. What progress is being made towards delivery of dwellings on parcels 1.3a & 1.3d?
   a. Which plots had been completed by 31 December 2021?

      0

   b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

      0

2. Has construction started on parcels 1.3a & 1.3d? If not, when do you anticipate that construction will start on the first dwelling(s)?

3. When do you anticipate that the first dwelling(s) will be completed on parcels 1.3a & 1.3d?

November 2022

4. When do you anticipate that parcels 1.3a & 1.3d will be completed?

5. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: 21
   - 1 April 2023 – 31 March 2024: 50
   - 1 April 2024 – 31 March 2025: 50
   - 1 April 2025 – 31 March 2026: 29
   - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 39e: Cambourne West (land north west of Lower Cambourne) – remainder

From: CMYK (Planning and Design) Ltd
Sent: 03 February 2022 09:33

1. The whole of the Cambourne West development has outline planning permission for up to 2,350 dwellings, and 826 dwellings already have reserved matters permission. What progress is being made towards delivery of dwellings on the remainder of the development?

Not yet underway

2. Will the remainder of the residential parcels be delivered by Vistry and Taylor Wimpey, or will future residential parcels be delivered by other housebuilders? Have development partners been selected for each of the remaining residential parcels? If not, what are your intentions regarding securing a developer(s) to bring forward the delivery of the remaining residential parcels?

Yes, the remainder of the residential parcels will be delivered by Vistry and Taylor Wimpey.

3. What is your programme for the submission of reserved matters applications for the remaining residential phases? What is your programme for the delivery of these remaining residential phases – first dwelling(s) under construction, first dwelling(s) completed, remainder of development completed?

Homes will be delivered at a rate of roughly 200 a year from 2022 until the remainder of the site. RMA will be submitted in line with this programme

4. How many dwellings do you anticipate will be completed each year?

200

5. What are the anticipated completions for each of the next five years?

200 a year each year

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None

Response 40: Cambourne West (Land within the Business Park)

From: South Cambridgeshire Investment Partnership
Sent: 16 February 2022 12:17

1. I understand that pre-application discussions have been undertaken. What progress is being made towards delivery of dwellings on this site?

The scheme is being redesigned – planning submission targeted in July 2022

2. How many dwellings do you anticipate will be delivered on this site?

270

3. When do you anticipate that a planning application will be submitted? Will the planning application be a full application or an outline application?

Planning submission targeted in July 2022 – this will be a full application

4. It was previously anticipated that construction would start on the first dwelling(s) in June 2022. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

June 2023

5. It was previously anticipated that the first dwelling(s) would be completed in May 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

June 2024

6. It was previously anticipated that the development would be completed in 2-3 years. Is that still the intention? If not, when do you anticipate that the development will be completed?

June 2028

7. How many dwellings do you anticipate will be completed each year?

50

8. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: 0
   - 1 April 2023 – 31 March 2024: 40

- 1 April 2024 – 31 March 2025: 50
- 1 April 2025 – 31 March 2026: 50
- 1 April 2026 – 31 March 2027: 50

9. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes

10. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

n/a

Allocations in the Rural Area

Response 41: Fulbourn & Ida Darwin Hospitals

From: Morris Homes
Sent: 07 March 2022 15:13

1. The site has outline planning permission, and Planning Committee on 19 January 2022 approved a reserved matters application for 203 dwellings and land for community provision with access and associated works, open space and landscaping. What progress is being made towards delivery of dwellings on this site?

We await the result of the referral of the decision to the Secretary of State and understand that the statutory period for a decision is due to expire soon. Applications have been prepared to discharge the conditions on the Outline and Reserved Matters consents and the building agreement with Homes England is being finalised. Contractors and suppliers are being tendered and appointed. The road & sewer contractor is expected to start on site in June 2022.

2. When do you anticipate that construction of the first dwelling(s) will start on site?

November 2022

3. When do you anticipate that the first dwelling(s) will be completed?

March 2023

4. You previously anticipated that the development would be completed in 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

No, we now expect it to be completed in 2028, if the hospital vacate the second part of the site in 2026.

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 3
    - 1 April 2023 – 31 March 2024: 40
    - 1 April 2024 – 31 March 2025: 40
    - 1 April 2025 – 31 March 2026: 40
    - 1 April 2026 – 31 March 2027: 40
    - 1 April 2027 – 31 March 2028: 40

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The NHS are not yet sure when they will vacate the land affecting the second part of the development. It may be as early as 2026 but may be as late as 2028. This may delay the completion of 51 dwellings.

Response 42: Papworth West-Central - south of Church Lane

From: Flagship Group
Sent: 1 February 2022 14:31

1. The site has detailed planning permission for 61 dwellings and is under construction. At March 2021, our monitoring recorded that 24 dwellings had been completed and the remaining 37 dwellings were under construction.
    a. Which plots had been completed by 31 December 2021?

    I can confirm that 18 plots completed last year and have all been sitting empty since their completion including the 3 affordable. We have a total 21 completions at Papworth this includes the 3 show homes.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    We anticipate 9 plots being completed before the end of March 22.

2. You previously anticipated that the development would be completed by early 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

Our intention is to have all remaining plots completed by October 2022

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: all remaining plots
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 43: Land north of Babraham Road, Sawston

From: Hill
Sent: 2 February 2022 13:20

1. The site has full planning permission for 158 dwellings and is under construction. At March 2021, our monitoring recorded that 30 dwellings had been completed on plots 1-30, 9 dwellings were under construction on plots 31-39, and 119 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    Plots 1 to 41, 68 to 72, 85 & 86 are complete along with Block E apartments (plots 42-52)

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    Plots 73 to 84, 87, along with block D apartments (plots 53 to 67)

2. You previously anticipated that the development would be completed by the end of 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

Still intend to be complete by end of 2022

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: Block A (129-143), B (144-158), C (92-106), 88-91, 107-128
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 44: Land south of Babraham Road, Sawston

From: Redrow Homes
Sent: 20 January 2022 17:09

1. The Council is considering a full planning application for 280 dwellings, two vehicular accesses from Babraham Road, and open space. What progress is being made towards the delivery of dwellings on this site?

We are working with the case officer to try and ensure the application can be taken to the March planning committee with a recommendation for approval and have already circulated a draft S106 agreement for comment. On this basis we would hope that planning permission could be granted by June 2022.

2. You previously anticipated that construction would start on site in 2022-2023. Is that still your intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

That is still the aim, though likely towards the back end of the period.

3. You previously anticipated that the first dwelling(s) would be completed in 2023-2024. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes that is still the intention.

4. You previously anticipated that the development would be completed in 2028-2029. Is that still your intention? If not, when do you anticipate that the development will be completed?

Yes that is still the intention.

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0
    - 1 April 2023 – 31 March 2024: 30
    - 1 April 2024 – 31 March 2025: 50
    - 1 April 2025 – 31 March 2026: 50
    - 1 April 2026 – 31 March 2027: 50

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Just planning / technical approval constraints affecting timescales at this stage. There are no anticipated market constraints at present.

Response 45: Land south west of Victoria Way, Melbourn

From: Granary Developments
Sent: 10 January 2022 10:21

This site has all houses completed now.

The questions sent to Granary Developments were:

1. The site has full planning permission for 69 dwellings, and is under construction. At March 2021, our monitoring recorded that 67 dwellings had been completed on plots 1-67 and 2 dwellings had not been started on plots 68-69.
    a. What progress has been made on the delivery of the final two dwellings on plots 68 & 69?
    b. Has construction started on these final two dwellings?
    c. When do you anticipate these final tow dwellings will be completed?

2. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

3. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 46: Green End Industrial Estate, Gamlingay

From: Morris Homes
Sent: 2 February 2022 13:44

1. The site has detailed planning permission for demolition of 5 dwellings and erection of 90 dwellings, and is under construction. At March 2021, our monitoring recorded that the existing 5 dwellings had been demolished, and all 90 new dwellings were under construction.
    a. Had any plots had been completed by 31 December 2021? If so, how many and which plots?

    3

    b. Are any plots anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    7

2. You previously anticipated that the first dwelling(s) would be completed in July 2021. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

First plot completed in October 2021

3. You previously anticipated that the development would be completed in February 2023. Is that still your intention? If not, when do you anticipate that the development will be completed?

Circa June 2023

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 55
    - 1 April 2023 – 31 March 2024: 25
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 47: East of Rockmill End, Willingham

From: Tilia Homes
Sent: 10 January 2022 10:42

I can confirm that all the units (72 number) are now fully occupied.

The questions sent to Tilia Homes were:

1. The site has full planning permission for 72 dwellings and is under construction. At March 2021, our monitoring recorded that 64 dwellings had been completed and the remaining 8 dwellings on plots 57-64 were under construction.
    a. Which plots had been completed by 31 December 2021?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

2. You previously anticipated that the development would be completed in April 2021. Has the development been completed? If not, when do you anticipate that the development will be completed?

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 48: Land at Bennell Farm, West Street, Comberton

No response has been received from Beechwood Estates.

Response 49: The Bishops Site, Cambridge Road, Impington

From: Carter Jonas
Sent: 7 February 2021 10:54

1. The site has full planning permission for 35 dwellings and a material start has been made such that the permission remains extant. At March 2021, our monitoring recorded that the no construction had started on the new dwellings. A new full planning application for a revised scheme of 38 dwellings is being considered by the Council.

    a. What progress is being made towards delivery of dwellings on the site?

    Awaiting consent for the current application (submitted in July 2021) for 38 flats

    b. Had any dwellings been completed by 31 December 2021? If so, how many?

    None

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

    None

2. You previously advised that construction would start on the first dwelling(s) in April 2021. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

March/April 2022, assuming consent for the current application is awarded imminently

3. When do you anticipate that the first dwelling(s) will be completed?

Provided planning consent is forthcoming now, enabling construction to commence in March/April, completion will be in October 2023

4. You previously anticipated that the development would be completed in 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

October 2023

5. What are the anticipated completions for each of the next five years?

(for the Bishops scheme alone)

- 1 April 2022 – 31 March 2023: None
- 1 April 2023 – 31 March 2024: 38
- 1 April 2024 – 31 March 2025: None
- 1 April 2025 – 31 March 2026: None
- 1 April 2026 – 31 March 2027: None

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

The Bishops scheme is planned to be completed in October 2023.

Response 50: Station Road Garage, Station Yard, Station Road, Histon

No response has been received from the landowner or their agent.

Unallocated Sites with Planning Permission

Response 51: Land off Sandy Lane and land off Elizabeth Way, Cambridge

From: Paul Harney Associates
Sent: 3 March 2022 13:17

1. The site has full planning permissions for 29 new dwellings and outline planning permission for the demolition of the existing building at 57 Elizabeth Way (a house in multiple occupation) and 51-55 Elizabeth Way (a pair of semi-detached dwellings) and the erection of 9 new dwellings. At March 2021, our monitoring recorded that no construction had started on any of the dwellings, however a material start has been made on 03/0406/FUL (18 dwellings), 03/1241/FUL (5 dwellings) and 06/0544/FUL (1 dwelling) so that they remain extant. A new full planning application for 26 dwellings (instead of the 29 dwellings with full planning permissions) is being considered by the Councils. What progress has been made towards delivery of dwellings on the site?

The position remains as at March 2021 – we await the outcome of the application for the 26 dwellings which we hope will be determined (positively!) this spring.

2. You previously advised that if the new full planning application is approved, the development will be implemented immediately. Is that still the intention? When do you anticipate that construction of the first dwelling(s) will start on site?

This is still the intention but as advised above we await the outcome of our application.

3. When do you anticipate that the reserved matters application for the 9 new dwellings will be submitted?

This is dependent on the outcome of the application referred to above – it is proposed to comprise the affordable element of the application for the 26. In any event either a new application for this application to be renewed or the Reserved Matters application will be submitted in good time before the expiry of the current application.

4. When do you anticipate that the first dwelling(s) will be completed?

Unknown at this stage as its subject to the outcome of the current application. However, if the application is approved this spring 2022 we would anticipate that construction of the 26 + the 9 units off Elizabeth Way would commence in late summer 2022 with completion of construction in March 2024 with all units occupied by late summer 2024.

5. When do you anticipate that the development will be completed?

See above

6. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

See above

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

See above

8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

There are no constraints other than the progress of the planning application and its outcome.

9. I have noted that 18/1193/FUL (demolition of a house in multiple occupation and 5 new dwellings) needed to have a start made by February 2022 for it to remain extant. I can see that some discharge of planning conditions have been agreed, but not all. I assume therefore that this planning permission has lapsed. Is that correct?

As far I am aware the consent is extant. All pre-development conditions have been discharged and the consent was implemented by the installation of drainage works which were inspected by LABC on 1st February 2022 and confirmed that works had commenced.

Response 52: Hayling House, Fen Road, Cambridge

No response has been received from Crickmore Developments.

Response 53: 71-73 Fen Road, Cambridge

From: Cambridge Investment Partnership
Sent: 26 January 2022 12:19

1. The site has detailed planning permission for 12 dwellings and discharge of conditions applications are being considered by the Council. What progress is being made towards delivery of dwellings on the site?

Working drawings ready, site secured. However, the Council are struggling to secure funding for the development and anticipate a decision in April with commencement in June.

2. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

June 2022

3. When do you anticipate that the first dwelling(s) will be completed?

December 2023

4. When do you anticipate that the development will be completed?

January 2024

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024: 12
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 54: Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

No response has been received from Sorrento Hotel.

Response 55: 64-68 Newmarket Road, Cambridge

From: Unex Group
Sent: 10 February 2022 14:20

The consent for the 84 dwellings lapsed. We did not submit reserved matters applications by the deadline (including the Covid extension) because we had decided that we did not intend to implement that consent.

Demolition of the 4 houses, and of the redundant commercial buildings at the East Road end of Severn Place recently commenced following a prior notification of demolition application (21/04564/PRIOR).

We are currently looking at an alternative scheme which would deliver 156 apartments.

The question sent to Unex Group was:

1. The site has full planning permission for the demolition of 4 existing dwellings and erection of 84 new dwellings. At March 2021, our monitoring recorded that construction had not been started. You previously advised that it was not the landowners intention to implement the planning permission? Is that still the case?

Response 56: 212-214 Newmarket Road, Cambridge

From: Factory Estates
Sent: 1 February 2022 15:34

1. The site has full planning permission for 13 dwellings. At March 2021, our monitoring recorded that the existing building had been demolished but that no construction had started on the new dwellings.
    a. What progress is being made towards delivery of dwellings on the site?

    We acquired the site in July 2021, but are having issues making the site viable owing to build cost inflation and lack of local contractors/supply network. The scheme is very inefficient owing to the tight site, provision of oversized commercial space and undercroft parking requiring substantial build for minimal benefit.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Build cost inflation is making the scheme difficult to deliver. The site in very tight and difficult micro location and the scheme is very expensive for the number of units provided. Cost of service connections in particular being a challenge.

The Council are yet to sign off pre-start discharges despite being in since March 2021. The 3 affordable units required on site is eating into the already tight margin.

We have needed to secure additional secondary funding and accept a lower than market rate marginal return. We have needed to undertake significant value engineering on the finishing specification just to make it deliverable.

3. When do you anticipate that construction will start on the first dwelling(s)?

Hopefully April 2022.

4. When do you anticipate that the first dwelling(s) will be completed?

Mid 2023

5. It was previously anticipated that the development would be completed in 2022-2023. Is that still your intention? If not, when do you anticipate that the development will be completed?

Mid 2023

6. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024: 13
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 57: Chartwell House, 620 - 622 Newmarket Road, Cambridge

From: Carter Jonas
Sent: 14 February 2022 16:27

1. The site has prior approval permission for change of use to 11 dwellings. At March 2021, our monitoring recorded that no construction had started on the change of use.
    a. What progress is being made towards delivery of dwellings on the site?

    Construction is due to commence in March 2022

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    N/A

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    N/A

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. When do you anticipate that construction will start on the first dwelling(s)?

March 2022

4. When do you anticipate that the first dwelling(s) will be completed?

Late 2022

5. When do you anticipate that the development will be completed?

Late 2022

6. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 11
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 58: 23 and 25 Hills Road, Cambridge

From: Dernford Developments Ltd
Sent: 11 January 2022 13:26

Following the sad death of our Managing Director, Simon Dazeley, in June 2021, 23 & 25 Hills Road is the last housing project that we will be undertaking. This project was completed on 3 December 2021.

From: Carter Jonas
Sent: 11 January 2022 13:28

I understand the development is now complete with offers made on 9 of the flats and 2 of which have been completed.

The questions sent to Dernford Developments Ltd and Carter Jonas were:

1. The site has full planning permission for 10 dwellings and is under construction. At March 2021, our monitoring recorded that the existing buildings had been demolished and the 10 new dwellings were under construction.
    a. Which plots had been completed by 31 December 2021?
    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

2. You previously anticipated that the development would be completed shortly after March 2021. Has the development been completed? If not, when do you anticipate that the development will be completed?

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 59: 291 Hills Road, Cambridge

From: Enterprise Property Group
Sent: 8 February 2022 16:48

1. The site has full planning permission for the demolition of a dwelling and the erection of 15 new dwellings. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    Works are underway

    b. Had any dwellings been completed by 31 December 2021? If so, how many?

    No

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

    No

2. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

3. When do you anticipate that the first dwelling(s) will be completed?

September 2022

4. When do you anticipate that the development will be completed?

September 2022

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 15
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 60: Cambridge Carpets, 213 Mill Road, Cambridge

From: HTS Estates Ltd
Sent: 07 January 2022 08:34

1. The site has full planning permission for 14 dwellings. At March 2021, our monitoring recorded that the existing buildings had been demolished, but that no construction had started on the new dwellings.
   a. What progress is being made towards delivery of dwellings on the site?

   Construction in progress.

   b. How many dwellings had been completed by 31 December 2021?

   None

   c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

   None

2. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes. n/a

3. When do you anticipate that the first dwelling(s) will be completed?

June 2022

4. You previously anticipated that the development would be completed in summer 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

Yes

5. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: 14
   - 1 April 2023 – 31 March 2024
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 61: 18 Chesterton Road, Cambridge

No response has been received from the landowner or their agent.

Response 62: St Regis House and 108 Chesterton Road, Cambridge

From: Freeland Rees Roberts Architects
Sent: 24 January 2022 09:21

The St. Regis development is complete and all student and market units were delivered by the end of 2021. The number of units are correct as per your email below.

The questions sent to Freeland Rees Roberts Architects were:

1. The site has full planning permission for the erection of college accommodation (providing 53 student bedrooms and 24 self contained student flats), the refurbishment of existing college accommodation (8 student bedrooms), and the erection of 14 dwellings following demolition of the existing buildings (including 63 student bedrooms). At March 2021, our monitoring recorded that the existing buildings (including 63 student bedrooms) had been demolished, the 53 new student bedrooms, 24 self contained student flats and refurbishment of the 8 student bedrooms had been completed, and the 14 new dwellings were under construction.
    a. How many dwellings had been completed by 31 December 2021?
    b. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

2. You previously anticipated that the development would be completed in summer 2021. Has the development been completed? If not, when do you anticipate the development will be completed?

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 63: 121-125 Chesterton Road, Cambridge

From: Pegasus Group
Sent: 8 February 2022 17:01

The site has planning permission but not one that is viable and right for the market place.

We have conducted a pre-app with your planners on alternative scheme and the client is now considering the position which would require a S96 NMA and then a S73 MMA application to vary the permission accordingly.

As a result there will be no commencement of development on site early and the quickest deliveries of new units would be 2024-2025, taking 18 months to complete.

Sorry I cannot be more clear as we are also considering alternative schemes.

The questions sent to Pegasus Group were:

1. The site has full planning permission for the demolition of existing buildings and the erection of a mixed use development including 19 dwellings in the form of Houses of Multiple Occupation, approved in May 2021. What progress is being made towards delivery of dwellings on this site?

2. When do you anticipate that construction will start on the first dwelling(s)?

3. When do you anticipate that the first dwelling(s) will be completed?

4. When do you anticipate that the development will be completed?

5. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023
   - 1 April 2023 – 31 March 2024
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Response 64: 141 Ditton Walk, Cambridge

From: This Land
Sent: 24 February 2022 23:02

1. The site has full planning permission for 14 dwellings. At March 2021, our monitoring recorded that 4 dwellings had been completed and 10 dwellings were under construction.
    a. What progress is being made towards delivery of dwellings on the site?

    Eleven dwellings delivered

    b. Which plots had been completed by 31 December 2021?

    Plots 1 to 10 and 12

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No

2. You previously anticipated that the development would be completed by the end of Q3 2021. Has the development been completed? If not, when do you anticipate that the development will be completed?

The remaining three units are planned for completion Q4 2022.

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: Three dwellings
    - 1 April 2023 – 31 March 2024: N/A
    - 1 April 2024 – 31 March 2025: N/A
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 65: National Institute of Agricultural Botany, Huntingdon Road, Cambridge

From: Carter Jonas
Sent: 25 January 2022 14:12

I can confirm that the 291 units will be delivered (subject to planning approval) in 2024/2025.

The questions sent to Carter Jonas were:

1. The site has three prior approval permissions for the change of use of the existing office building to 170 dwellings. At March 2021, our monitoring recorded that construction had started on the change of use of the 1920s section of the building to 68 dwellings, but that no construction had started on the change of use of the library or 1960s section of the building into 102 dwellings.

    a. What progress is being made towards delivery of the 68 dwellings within the 1920s section of the building?
    b. Had any dwellings been completed by 31 December 2021 within the 1920s section of the building? If so, how many?
    c. Are any dwellings anticipated to be completed within the 1920s section of the building between 1 January and 31 March 2022? If so, how many?
    d. You previously anticipated that the 68 dwellings within the 1920s section of the building would be completed in December 2021. Have all these dwellings been completed? If not, when do you anticipate that these dwellings will be completed?

2. You previously anticipated that it was unlikely that the other two prior approval permissions would be implemented as alternative proposals were being considered for these parts of the building and the remainder of the site. Is this still the case? If not, what progress is being made towards delivery of the 7 dwellings within the library and what progress is being made towards delivery of the 95 dwellings within the 1960s section of the building?

3. What are the anticipated completions for each of the next five years from these three prior approval permissions totalling 170 dwellings?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 66: Land between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens), Cambridge

From: Turley
Sent: 21 January 2022 18:19

1. The site has full planning permission for the demolition of 15 existing dwellings, and the erection of 24 family apartments and 60 graduate rooms. At March 2021, our monitoring recorded that the existing 15 dwellings had been demolished, 12 family apartments and 48 graduate rooms were under construction, and 12 family apartments and 12 graduate rooms had not been started.
    a. Had any dwellings been completed by 31 December 2021? If so, how many?

    None

    b. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

    None

2. You previously anticipated that the first dwelling(s) would be completed in early / mid 2022. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Summer / Autumn 2022

3. You previously anticipated that the development would be completed in June 2022 (ready for occupation in the academic year beginning September 2022). Is that still your intention? If not, when do you anticipate that the development will be completed?

Still on track for occupation from September 2022.

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 24 family apartments and 60 graduate rooms
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 67: 31 Barton Road, Cambridge

From: CamProp Construction
Sent: 8 February 2022 17:07

1. The site has full planning permission for the conversion of the existing building containing 4 flats into 11 dwellings, and the erection of 2 dwellings. At March 2021, our monitoring recorded that the development was under construction.

   a) What progress is being made towards delivery of dwellings on the site?

   The dwellings are complete

   b) How many dwellings had been completed by 31 December 2021?

   11 flats including 5 studios and 6x 1-bed. 2x 2-bed houses

   c) Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

   Yes, whole site

2. You previously anticipated that the development would be completed in May 2021. Has the development been completed? If not, when do you anticipate that the development will be completed?

Yes, complete

3. What are the anticipated completions for each of the next five years?

Complete

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Complete

Response 68: 66-80B Colville Road, Cambridge

From: Cambridge Investment Partnership
Sent: 27 January 2022 15:32

1. The site has full planning permission for demolition of 24 dwellings and erection of 69 dwellings, and is under construction. At March 2021, our monitoring recorded that the existing 24 dwellings had been demolished, 63 dwellings were under construction and the remaining 6 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    Nil

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    Nil

2. You previously anticipated that the first dwelling(s) would be completed in summer 2022. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes, as anticipated

3. You previously anticipated that the development would be completed in autumn 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

Yes, as anticipated

4. How many dwellings do you anticipate will be completed each year?

67 (please delete 2 as Colville Phase 3 has replaced 2 houses within this development)

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 67
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 69: Essex House, 71 Regent Street, Cambridge

From: Carter Jonas
Sent: 07 January 2022 08:03

This development is now completed.

The questions sent to Carter Jonas were:

1. The site has prior approval permission for change of use of office to 13 dwellings and full planning permission for change of use of community space to 2 dwellings. At March 2021, our monitoring recorded that all 15 dwellings were under construction.
    a. What progress is being made towards delivery of dwellings on the site?
    b. How many dwellings had been completed by 31 December 2021?
    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

2. You previously anticipated that the development would be completed in autumn 2021. Has the development been completed? If not, when do you anticipate that the development will be completed?

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 70: 63 New Street, Cambridge

From: Blues Property
Sent: 26 January 2022 09:52

The New Street project is well under way with a projected completion mid August 2022. All units will be completed at this point and delivered to the buyers.

The questions sent to Blues Property were:

1. The site has full planning permission for demolition of the existing dwelling and erection of 10 new dwellings. At March 2021, our monitoring recorded that the existing dwelling had been demolished but that no construction had started on the new dwellings.
    a. What progress is being made towards delivery of dwellings on the site?
    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?
    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

3. When do you anticipate that construction will start on the first dwelling(s)?

4. When do you anticipate that the first dwelling(s) will be completed?

5. You previously anticipated that the development would be completed in spring 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

6. How many dwellings do you anticipate will be completed each year?

7. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

8. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 71: 67-97A Campkin Road, Cambridge

From: Cambridge Investment Partnership
Sent: 27 January 2022 15:33

1. The site has full planning permission for demolition of 32 dwellings and erection of 75 dwellings, and is under construction. At March 2021, our monitoring recorded that the existing 32 dwellings had been demolished, but that no construction had started on the 75 new dwellings.
    a. Which plots had been completed by 31 December 2021?

    Nil

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    Nil

2. You previously anticipated that the first dwelling(s) would be completed in spring 2023. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes, as anticipated

3. You previously anticipated that the development would be completed in summer 2023. Is that still your intention? If not, when do you anticipate that the development will be completed?

Yes, as anticipated

4. How many dwellings do you anticipate will be completed each year?

75

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024: 75
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 72: Land off Clerk Maxwell Road, Cambridge

From: Hill
Sent: 8 February 2022 16:59

1. The site has full planning permission for 35 dwellings, and the majority of the pre-commencement conditions have been discharged. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    Construction commenced approx. September 2021.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

As I am sure you are aware, there are industry issues around material availability however we do not currently anticipate this or other factors impacting the planned delivery of the development.

3. You previously anticipated that construction would start on the first dwelling(s) in May 2021. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction commenced approx. Sep 2021.

4. You previously anticipated that the first dwelling(s) would be completed in July 2022. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Quarter 4 2022

5. You previously anticipated that the development would be completed in December 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

Quarter 3 2023

6. How many dwellings do you anticipate will be completed each year?

See answer to 7

7. What are the anticipated completions for each of the next five years?
8. 1 April 2022 – 31 March 2023: 20
9. 1 April 2023 – 31 March 2024: 15
10. 1 April 2024 – 31 March 2025: N/A
11. 1 April 2025 – 31 March 2026: N/A
12. 1 April 2026 – 31 March 2027: N/A

8. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 73: The Meadows Community Centre, St Catharines Road, Cambridge

From: Cambridge Investment Partnership
Sent: 27 January 2022 15:27

1. The site has detailed planning permissions for the demolition of the existing community centre and the erection of a new community hub, 78 affordable dwellings (22 dwellings in Cambridge and 56 dwellings in South Cambridgeshire), and a replacement multi-use games area. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    Phase 1 is well under construction

    b. Had any dwellings been completed by 31 December 2021? If so, how many and are they in Cambridge or South Cambridgeshire?

    No

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and will they be in Cambridge or South Cambridgeshire?

    No

2. You previously anticipated that construction would start on the first dwelling(s) in summer 2021, and that these would be the 22 dwellings in Cambridge. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes, as anticipated

3. You previously anticipated that the first dwelling(s) would be completed in summer 2023, and that these would be the 22 dwellings in Cambridge. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes, as anticipated

4. When do you anticipate that construction will start on the 56 dwellings in South Cambridgeshire?

Summer 2023

5. You previously anticipated that the development would be completed in summer 2025. Is that still your intention? If not, when do you anticipate that the development will be completed?

Yes, as before

6. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023:
    - 1 April 2023 – 31 March 2024: Cambridge = 22
    - 1 April 2024 – 31 March 2025:
    - 1 April 2025 – 31 March 2026: South Cambridgeshire = 56
    - 1 April 2026 – 31 March 2027:

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 74: Buchan Street Neighbourhood Centre, Cambridge

From: Cambridge Investment Partnership
Sent: 26 January 2022 12:24

1. The site has full planning permission for the demolition of the existing community centre, shop and cafe and erection of new shop, community cafe, 28 affordable dwellings and open space. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    This development relies on the development of the new Meadows centre as advised below. That development is progressing well.

    b. Had any dwellings been completed by 31 December 2021? If so, how many?

    No

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

    No

2. You previously advised that development of this site is linked to the development at The Meadows Community Centre, as the existing community facilities on this site need to be relocated to the new community building on that development, before this site can be redeveloped. When do you anticipate the relocation of the community facilities from this site will take place?

Spring 2023

3. You previously anticipated that construction would start on the first dwelling(s) in summer 2023. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Correct

4. You previously anticipated that the first dwelling(s) would be completed in spring 2025. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Correct

5. You previously anticipated that the development would be completed in summer 2025. Is that still your intention? If not, when do you anticipate that the development will be completed?

Correct

6. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023:
   - 1 April 2023 – 31 March 2024:
   - 1 April 2024 – 31 March 2025: 12
   - 1 April 2025 – 31 March 2026: 16
   - 1 April 2026 – 31 March 2027:

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 75: 509 Coldhams Lane, Cambridge

From: Kirly Ltd
Sent: 31 January 2022 17:34

1. The site has prior approval permission for change of use to 33 dwellings. At March 2021, our monitoring recorded that construction had started on the change of use of the building to 33 dwellings.
    a. Had any dwellings been completed by 31 December 2021? If so, how many?

    Yes, 33 dwellings

    b. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

    No

2. You previously anticipated that the first dwelling(s) would be completed in June 2021. Have the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

3. You previously anticipated that the development would be completed in September 2021. Has the development been completed? If not, when do you anticipate that the development will be completed?

Yes, but 20 odd still unsold.

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 76: Land at 22 Linton Road, Balsham

From: Matthew Homes
Sent: 10 February 2022 10:09

I am able to inform you that Plots 3 and 4 have been completed so far this year, which just leaves plots 27 and 28 to finish the development. These two plots will be completed in February 2022.

The questions sent to Matthew Homes were:

1. The site has detailed planning permission for 36 dwellings and is under construction. At March 2021, our monitoring recorded that 30 dwellings had been completed on plots 1-2, 5-26, 29-30 and 33-36, 4 dwellings were under construction on plots 27-28 and 31-32, and 2 dwellings had not been started on plots 3-4.

    a. Had any additional dwellings been completed by 31 December 2021? If so, how many and which plots?

    b. Are any additional dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

2. You previously anticipated that the development would be completed in autumn 2021? Has the development been completed? If not, when do you anticipate that the development will be completed?

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 77: Hallmark Hotel, Bar Hill

From: Sanctuary Housing
Sent: 07 February 2022 15:00

1. The site has full planning permission for 40 dwellings and is under construction. At March 2021, our monitoring recorded that all 40 dwellings were under construction.
    a. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No properties had met practical completion as of 31st December 2021 due to delays in planning.

    b. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No due to delays in planning.

2. When do you anticipate that the first dwelling(s) will be completed?

Expected in May 2022 subject to planning.

3. You previously advised that the development would be completed in early 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

New anticipated date of completion is c. April 2023 subject to sign offs etc.

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 40
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0
    - 1 April 2026 – 31 March 2027: 0

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 78: Former CEMEX Cement Works, Haslingfield Road, Barrington

From: Redrow Homes
Sent: 1 February 2022 13:39

1. The site has full planning permission for 220 dwellings and is under construction. At March 2021, our monitoring recorded that 2 dwellings on plots 1&2 were under construction and the remaining 2018 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

    No Plots have been completed (occupied)

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    7 no plots are anticipated to be occupied by 31 March 2022 (1, 2, 34, 35, 36, 127, 128)

2. You previously anticipated that the development would be completed in 2025-2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

2026-2027

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 50
    - 1 April 2023 – 31 March 2024: 50
    - 1 April 2024 – 31 March 2025: 50
    - 1 April 2025 – 31 March 2026: 50
    - 1 April 2026 – 31 March 2027: 13

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

No completions anticipated beyond 2026/2027

Response 79: Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth

From: Westgate Construction
Sent: 12 January 2022 17:25

1. The site has detailed planning permission for 20 dwellings and is under construction. At March 2021, our monitoring recorded that 6 dwellings had been completed on plots 1-6, 9 dwellings were under construction on plots 7-13, 14 and 17, and 5 dwellings had not been started on plots 15-16 and 18-20.
    a. Had any additional dwellings been completed by 31 December 2021? If so, how many and which plots?

    Plot 7 was completed

    b. Are any additional dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    All remaining plots 8-20

2. You previously anticipated that the development would be completed in September 2021? Has the development been completed? If not, when do you anticipate that the development will be completed?

Aim to be complete on site by end March 2022

3. What are the anticipated completions for each of the next five years?

See answer to question 2

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 80: Land east of Spring Lane, Bassingbourn

From: Sanctuary Homes
Sent: 21 January 2022 18:32

1. The site has detailed planning permission for 30 dwellings. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    The sites build contract has been tendered and we are currently reviewing our shortlisted contractors with a view to selecting our preferred contractor and working up the build contract over the coming months.

    b. Had any dwellings been completed by 31 December 2021? If so, how many?

    None

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

    None

2. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction has not yet started. We anticipate works starting in Summer 2022.

3. When do you anticipate that the first dwelling(s) will be completed?

Autumn 2023

4. When do you anticipate that the development will be completed?

Autumn 2023

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024: 30
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 81: 26 South End, Bassingbourn

From: Wood Oak Ltd
Sent: 15 February 2022 10:23

We have completed 1 unit. 2 more units should be completed within the next 3 months. The remaining 7 are on hold due to a delay with planning application S/1141/19/FL. The above application was validated on 15 April 2019 and allows for the 4 affordable houses to be delivered off site. Due to the s106 we cannot deliver any more units until the above application is approved. If you can help push this along the remaining 7 and the 4 affordable units would be delivered within around 3 years of approval date.

The questions sent to Wood Oak Ltd were:

1. The site has detailed planning permission for demolition of the existing dwelling and erection of 10 new dwellings, and is under construction. At March 2021, our monitoring recorded that the existing dwelling had been demolished, a new dwelling had been completed on plot 1, and the remaining 9 new dwellings had not been started.
   a) What progress is being made towards delivery of dwellings on the site?
   b) Had any additional dwellings been completed by 31 December 2021? If so, how many and which plots?
   c) Are any additional dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

2. You previously advised that the next dwelling would be completed in mid 2022. Is that still the intention? If not, when will the next dwelling be completed? Has construction started on this dwelling?

3. You previously anticipated that a dwelling would be completed each year. Is that still the intention? If not, when do you anticipate that the development will be completed?

4. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023
   - 1 April 2023 – 31 March 2024
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 82: Land east of Highfields Road, Caldecote

From: Vistry Eastern
Sent: 23 February 2022 10:28

1. The site has detailed planning permission for 66 dwellings and is under construction. At March 2021, our monitoring recorded that 13 dwellings had been completed on plots 1-13, and the remaining 53 dwellings were under construction.
    a. Had any additional dwellings been completed by 31 December 2021? If so, how many and which plots?

    The above information is incorrect. 12 dwellings in total were completed between July 2021 and 31 December 2021, plots 3-5 and 24-32

    b. Are any additional dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    8 plots, plot numbers 11-18

2. You previously anticipated that the development would be completed in April 2023? Is that still the intention? If not, when do you anticipate that the development will be completed?

November 2022

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: remaining 46 plots
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 83: Land off Grafton Drive, Caldecote

From: Balfour Beatty Homes
Sent: 27 January 2022 16:03

1. The site has detailed planning permission for 58 dwellings, and is under construction. At March 2021, our monitoring recorded that 2 dwellings had been completed, and all 56 remaining dwellings were under construction.
    a. Which plots had been completed by 31 December 2021?

    Plots 2, 8, 31, 33, 44, 46, 56, 57, 58

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    Plots 3-7, 32, 41-43, 45

2. You previously anticipated that the development would be completed in June 2023. Is that still your intention? If not, when do you anticipate that the development will be completed?

    The build programme is still to plan, with early completion targeted

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 39 dwellings
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

    Not applicable for this development

Response 84: Land off Bartlow Road, Castle Camps

From: Arbora Homes
Sent: 21 February 2022 09:27

1. The site has detailed planning permission for 10 dwellings and is under construction. At March 2021, our monitoring recorded that all 10 dwellings were under construction.
    a. Which plots had been completed by 31 December 2021?

    All 10 dwellings (6 private and 4 Housing Association) reached practical completion on 31 August 2021.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

2. You previously anticipated that the first dwelling(s) would be completed in July 2021. Has the first dwelling(s) been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

All 10 dwellings (6 private and 4 Housing Association) reached practical completion on 31 August 2021.

3. You previously anticipated that the development would be completed in August 2021. Has the development been completed? If not, when do you anticipate that the development will be completed?

All 10 dwellings (6 private and 4 Housing Association) reached practical completion on 31 August 2021.

4. What are the anticipated completions for each of the next five years?

All 10 dwellings (6 private and 4 Housing Association) reached practical completion on 31 August 2021.

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

All 10 dwellings (6 private and 4 Housing Association) reached practical completion on 31 August 2021.

Response 85: Land off Rampton Road, Cottenham

From: Redrow Homes
Sent: 21 January 2021 09:12

1. The site has detailed planning permission for the demolition of the existing dwelling and the erection of 200 new dwellings, and is under construction. At March 2021, our monitoring recorded that the existing dwelling had been demolished, 13 new dwellings had been completed on plots 8-11 and 13-21, 23 dwellings were under construction on plots 22-38 and 97-102, and the remaining 164 dwellings not been started.
    a. Which plots had been completed by 31 December 2021?

    8-11, 13-21, 31-32

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    33-38

2. You previously anticipated that the development would be completed in 2025. Is that still your intention? If not, when do you anticipate that the development will be completed?

Yes

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 50
    - 1 April 2023 – 31 March 2024: 50
    - 1 April 2024 – 31 March 2025: 50
    - 1 April 2025 – 31 March 2026: 29
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

No completions projected after 2025

Response 86: Land at Oakington Road, Cottenham

From: Persimmon Homes
Sent: 19 January 2022 10:38

1. The site has detailed planning permission for 121 dwellings and is under construction. At March 2021, our monitoring recorded that 73 dwellings had been completed on plots 1-73, 5 dwellings were under construction on plots 82-86, and the remaining 43 dwellings not been started.
    a. Which plots had been completed by 31 December 2021?

    97 plots in total – Plots 2-55, 57-58, 60-73, 75-81 84-100, 102-103, 105

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    15 plots in total – Plots 56, 59, 101, 104, 106, 112-121

2. You previously anticipated that the development would be completed in June 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

Yes last legal completions are forecast for June 2022.

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 9 plots
    - 1 April 2023 – 31 March 2024: 0 plots
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

No

Response 87: Land north east of Rampton Road, Cottenham

From: Tilia Homes
Sent: 13 January 2022 15:51

1. The site has detailed planning permission for 140 dwellings and discharge of conditions applications are being considered by the Council. What progress is being made towards delivery of dwellings on the site?

Condition discharge ongoing archaeology completed, site start commencing April 2022.

2. You previously anticipated that construction would start on the first dwelling(s) in April 2022. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes still the intention

3. You previously anticipated that the first dwelling(s) would be completed in October 2022. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes still the intention

4. You previously anticipated that the development would be completed in April 2026. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes still the intention

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 20
    - 1 April 2023 – 31 March 2024: 45
    - 1 April 2024 – 31 March 2025: 45
    - 1 April 2025 – 31 March 2026: 30
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

No, building works to be completed in 2026.

Response 88: Land at Potton End, Eltisley

From: [REDACTED, the landowner]
Sent: 11 February 2022 08:31

We hope to run our development alongside Hastoe, so the answers will be the same.

From: Hastoe Group
Sent: 14 January 2022 13:54

1. The site has full planning permission for 12 dwellings. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    The scheme has been tendered and we are awaiting a response from Homes England regarding funding for the affordable element of the site

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No

2. You previously anticipated that construction would start on the first dwelling(s) in August 2021. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Spring 2022

3. When do you anticipate that the first dwelling(s) will be completed?

Spring 2023

4. You previously anticipated that the development would be completed in August 2022. Is that still the intention? If not, when do you anticipate that the development will be completed?

No, Spring 2023

5. What are the anticipated completions for each of the next five years?

- 1 April 2022 – 31 March 2023: 0
- 1 April 2023 – 31 March 2024: 9
- 1 April 2024 – 31 March 2025: 0
- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 0

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

0

Response 89: Land at Teversham Road, Fulbourn

From: Barton Willmore
Sent: 22 February 2022 20:57

1. The site has outline planning permission for up to 110 dwellings and an appeal has been lodged relating to the refusal of a reserved matters planning application. What progress has been made towards delivery of dwellings on the site?

None

2. If the appeal is allowed:
    a. when do you anticipate that construction of the first dwelling(s) would start on site?

    Q4 2023

    b. when do you anticipate that the first dwelling(s) will be completed?

    Q3 2024

    c. when do you anticipate that the development will be completed?

    Q4 2025

3. If the appeal is allowed, what are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025: 70
    - 1 April 2025 – 31 March 2026: 40
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 90: South of West Road, Gamlingay

From: BPHA
Sent: 1 February 2022 18:53

1. The site has detailed planning permission for 29 dwellings, which was approved in January 2022. What progress is being made towards delivery of dwellings on the site?

We are seeking to discharge the pre-commencement conditions relating to the outline.

2. You previously advised that tenders were being reviewed in readiness for a start on site. When do you anticipate that construction will start on the first dwelling(s)?

This is reliant upon how quick we can discharge pre-commencement conditions so assume 2023/2024

3. You previously anticipated that the first dwelling(s) would be completed in June 2022. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

We are still working to discharge the pre-commencement conditions so unable to provide updated build programme at this stage.

4. You previously anticipated that the development would be completed in March 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

As above.

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025: 14
    - 1 April 2025 – 31 March 2026: 15
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 91: 16-22 High Street & 1-4 Michael's Close, Girton

From: Girton Town Charity
Sent: 2 March 2022 09:58

1. The site has full planning permission for demolition of the 6 existing dwellings and erection of 15 new dwellings, and is under construction. At March 2021, our monitoring recorded that the existing 6 dwellings had been demolished, but that no construction had started on the 15 new dwellings.
    a. What progress is being made towards delivery of dwellings on the site?

    Contractors are on week 25 of a contracted 63 week build.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No.

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No.

2. You previously advised that construction would start on the first dwelling(s) in Q2 2021. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

See 1a above.

3. When do you anticipate that the first dwelling(s) will be completed?

Completion of the development is contracted October 2022.

4. You previously advised that the development would be completed in September 2022. Is that still the intention? If not, when do you anticipate that the development will be completed?

Completion of the development is contracted October 2022.

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 15
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 0
    - 1 April 2025 – 31 March 2026: 0

- 1 April 2026 – 31 March 2027: 0

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

See 5 above

Response 92: Land north of Linton Road, Great Abington

From: Laragh Homes
Sent: 14 January 2022 09:17

This site is now complete with the exception of the transfer of the affordable homes to SCDC and the final conveyancing stages of the four First Homes on the site.

All 8 of the private units are sold and occupied.

The questions sent to Laragh Homes were:

1. The site has detailed planning permissions for 15 dwellings, and is under construction. At March 2021, our monitoring recorded that all 15 dwellings were under construction.
    a. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?
    b. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

2. When do you anticipate that the first dwelling(s) will be completed?

3. You previously advised that the development would be completed in October 2021. Has the development been completed? If not, when do you anticipate that the development will be completed?

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 93: Land adjacent to Mores Meadow, Great Shelford

From: Carter Jonas
Sent: 25 February 2022 19:11

The site is under construction. I think April 2022 – 31 March 2023 for occupation is likely.

The questions sent to Carter Jonas were:

1. The site has full planning permission for 21 dwellings and discharge of conditions applications are being considered by the Council. What progress is being made towards delivery of dwellings on the site?

2. You previously anticipated that construction would start on the first dwelling(s) in April/May 2021. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

3. You previously anticipated that the first dwelling(s) would be completed in 2022. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

4. You previously anticipated that the development would be completed in 2022. Is that still the intention? If not, when do you anticipate that the development will be completed?

5. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023
   - 1 April 2023 – 31 March 2024
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 94: South of Thompsons Meadow, Trap Road, Guilden Morden

From: Phillips Planning
Sent: 13 January 2022 16:16

Our clients hope to be on site toward the end of March /April this year (2022) with completion 20 months thereafter.

The questions sent to Phillips Planning were:

1. The site has detailed planning permission for 16 dwellings. What progress is being made towards delivery of dwellings on the site?

2. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

3. When do you anticipate that the first dwelling(s) will be completed?

4. You previously anticipated that the development would be completed by the end of 2022. Is that still the intention? If not, when do you anticipate that the development will be completed?

5. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023
   - 1 April 2023 – 31 March 2024
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 95: West of Grace Crescent, Hardwick

From: Hill
Sent: 2 February 2022 09:13

1. The site has detailed planning permission for 98 dwellings and is under construction. At March 2021, our monitoring recorded that 82 dwellings had been completed on plots 1-75 and 82-88, and the remaining 16 dwellings were under construction.
    a. Which plots had been completed by 31 December 2021?

    All units have now been complete

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    No units to be completed

2. You previously anticipated that the development would be completed by August 2021. Has the development been completed? If not, when do you anticipate that the development will be completed?

The development has been completed

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

No further plots to complete

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 96: South of 279 St Neots Road, Hardwick

From: Hill
Sent: 14 January 2022 12:18

1. The site has detailed planning permission for the demolition of 2 existing dwellings and the erection of 155 new dwellings, and is under construction. At March 2021, our monitoring recorded that the 2 existing dwellings had been demolished, 7 dwellings were under construction on plots 1-7, and the remaining 148 dwellings had not been started.
    a. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    Plot 1 completed (show home)

    b. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    Yes, Plots 2-11 (Total 10 plots)

2. You previously anticipated that the first dwelling(s) would be completed in October 2021. Have any dwellings been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

Plot 1 completed (show home)

3. You previously anticipated that the development would be completed in August 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

This is still our intention

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: Plots 12-69, 85-87, 100-103, 111-129 (Total 84 plots)
    - 1 April 2023 – 31 March 2024: Plots 70-84, 88-96, 99, 130-152 (Total 48 plots)
    - 1 April 2024 – 31 March 2025: Plots 97, 98, 104-110, 153-155 (Total 12 plots)
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Not applicable

Response 97: Former Waste Water Treatment Facility, Cambridge Road, Hauxton

From: Bridgemere Group
Sent: 21 January 2022 19:12

1. The site has outline planning permission for 32 dwellings. What progress has been made towards delivery of dwellings on the site?

The Planning Decision Notice was issued on 29th January 2021.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The heavily contaminated land requires prior remediation.

3. You previously advised that the land remediation would be carried out before a reserved matters planning application is submitted. Is that still your intention? If not, when do you anticipate that a reserved matters planning application will be submitted?

The Planning Decision Notice specifies the latest date for the submission of a reserved matters planning application.

4. You previously anticipated that construction could start on the first dwelling(s) in 2023-2024. Is that still your intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

Following site remediation works, potentially 2025/ 2026.

5. When do you anticipate that the first dwelling(s) will be completed?

2026

6. You previously anticipated that the development would be completed in 2032. Is that still your expectation? If not, when do you anticipate that the development will be completed?

2034

7. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: 0
   - 1 April 2023 – 31 March 2024: 0
   - 1 April 2024 – 31 March 2025: 0

- 1 April 2025 – 31 March 2026: 0
- 1 April 2026 – 31 March 2027: 4

8. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes

Response 98: Wellcome Genome Campus, Hinxton

From: David Lock Associates
Sent: 4 February 2022 08:16

1. The site has outline planning permission for a phased mixed use development including up to 1,500 residential dwellings, which was approved in December 2020. Discharge of conditions applications and a non-residential reserved matters application are being considered by the Council. What progress is being made towards the delivery of dwellings on this site?

Following the approval of the Outline Permission in December 2020, Urban & Civic (U&C) was appointed as master developer and delivery partner for the Wellcome Genome Campus and has instructed a full multi-disciplinary team to progress the implementation of the site. A number of interrelated workstreams are being progressed in tandem to facilitate delivery as soon as possible, including [note only those relevant to the residential component of the site are set out, others related to wider research and translation uses are also underway]:

a) Discharge of pre-reserved matters site wide conditions – 4 separate condition submissions are currently being determined by SCDC. The target determination is 25 February 2022.
b) Discharge of pre-commencement conditions – due for submission by early February 2022.
c) Enabling works and early landscape works submission – target for submission March 2022. The approval of this package of information will facilitate the earthworks and early enabling works across the expansion land, including the areas identified for residential development.
d) Strategic Development Guide – Site Wide Development and Design Guide Document providing strategic design framework for research and translation and residential components of the site and all associated infrastructure. Scheduled submission to SCDC in April 2022.
e) Full Planning Application for new bridges to link the existing campus with the expansion land – to be submitted Spring 2022.
f) Reserved matters application for new site accesses off A1301 – to be submitted Spring 2022.

Subsequently, the detailed design of the first phase of infrastructure will be pursued in the second quarter of 2022, this will unlock the expansion land and facilitate the delivery of primary and secondary roads through the site as well as drainage and utilities infrastructure.

Commencement of earthworks and enabling works is scheduled for third quarter 2022, subject to securing necessary approvals. Following the approval of the Strategic

Development Guide, U&C will progress the first built reserved matters applications including the initial research and translation uses and the first residential units. These reserved matters are anticipated for submission in fourth quarter 2022.

2. You previously advised that you had commenced detailed design work for infrastructure and that you anticipated that the reserved matters planning application for infrastructure would be submitted by the end of 2021. What progress is being made on the reserved matters planning application for infrastructure? What is your programme for the delivery of the infrastructure necessary to enable the delivery of dwellings on the site?

The first reserved matters application required to facilitate delivery is for the A1301 site access points. This is anticipated for submission first / second quarter 2022.
The outline planning conditions require a Design Guide and Development Brief to be submitted in advance of or concurrent with the first reserved matters for the part of the site where residential development will be brought forward. Work on the Strategic Development and Design Guide is underway and is scheduled to be submitted in the second quarter 2022. The Development Brief (relative to the first infrastructure / development) and infrastructure reserved matters will follow shortly thereafter in the third quarter 2022. On-site infrastructure is scheduled to commence in Q2 2023, subject to necessary approvals.

3. You previously advised that you had commenced detailed design work for phase 1 (including 350 dwellings), and that you anticipated that the first reserved matters planning application for housing would be submitted in 2022. Is it still the intention to submit the first reserved matters planning application for phase 1 (including 350 dwellings) in 2022?

Design work for the expansion land to inform the Strategic Development Guide commenced in 2021. It is anticipated that a residential Reserved Matters Application will be submitted in Q4 2022.

4. You previously anticipated that construction would start on the first dwelling(s) in 2023. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s)?

Residential commencement is anticipated for Q3 2023.

5. You previously anticipated that the first dwelling(s) would be completed in 2024. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

The first completions are still anticipated for the monitoring year 2024-2025

6. When do you anticipate that the 350 dwellings on phase 1 will be completed?

It is anticipated 350 units will be completed by end 2025 (so over monitoring year 2024-25 and partially 2025-26)

7. What is your programme for the delivery of the remaining residential parcels on the site – submission of reserved matters planning application(s), first dwelling(s) under construction, first dwelling(s) completed, parcel completed?

The model of housing delivery will be different to the standard model on other strategic sites and therefore will be less impacted by market influences. This is reflected in the initial demand from EMBL for 150 units which are to be provided as the early phase. Whilst the scale of individual reserved matters applications is yet to be defined, it is possible that the residential component of the site is delivered through a minimal number of individual reserved matters applications to provide a consistent delivery of circa 200 units per annum.

8. You previously anticipated that the development would be built out at 200 dwellings a year. Is that still your intention? If not, how many dwellings do you anticipate will be completed each year?

This remains the intention

9. You previously advised that the higher first year of anticipated completions is due to one of the existing research institutes on campus having an immediate requirement for 150 homes in order to match the offer they can make to staff on their sister campus in Germany. Do you still anticipate that the first year of completions will consist of these 150 dwellings plus the 200 dwellings a year?

It is anticipated that the 350 units could be completed between Q2 2024 and Q4 2025

10. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 0
    - 1 April 2023 – 31 March 2024: 0
    - 1 April 2024 – 31 March 2025: 200
    - 1 April 2025 – 31 March 2026: 250
    - 1 April 2026 – 31 March 2027: 200

11. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Yes – 200 per annum

12. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

There are no known constraints to Wellcome Genome Campus specifically. As indicated in its Annual Report U&C acknowledges that the UK's housing market has performed well since May 2020, but there is no doubt that travel restrictions, and indeed desire to travel, have impacted labour availability. Material prices and availability continue to provide housebuilders with operational challenges, although Urban & Civic's infrastructure delivery appears to have been less affected. Following Brexit, uncertainty around trade regulations looks set to continue for a period until the UK's relationship with the EU matures and international trade agreements are finalised. Although it is not possible to fully assess the impact of either Covid-19 or Brexit on Urban & Civic, the Board is taking appropriate action to ensure the Group is resilient to short-term disruption and well positioned over the medium and longer term.

Response 99: Land north and south of Bartlow Road, Linton

From: Abbey Developments Ltd
Sent: 25 February 2022 09:30

1. The site has detailed planning permission for 55 dwellings. At March 2021, our monitoring recorded that no construction had started on the 55 dwellings.
    a. What progress is being made towards delivery of dwellings on the site?

    Foundations have been poured for approximately 30 plots on the southern parcel.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No

2. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

3. When do you anticipate that the first dwelling(s) will be completed?

July / August 2022

4. When do you anticipate that the development will be completed?

August 2025

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 15
    - 1 April 2023 – 31 March 2024: 18
    - 1 April 2024 – 31 March 2025: 18
    - 1 April 2025 – 31 March 2026: 4
    - 1 April 2026 – 31 March 2027: n/a

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/a

Response 100: Land south of Wheatsheaf Barn, Horseheath Road, Linton

No response has been received from Croudace Homes.

Response 101: 20 Cambridge Road, Linton

No response has been received from Trafalgar Homes.

Response 102: Sheen Farm, Royston Road, Litlington

From: Accent
Sent: 16 February 2022 10:13

1. The site has full planning permission for demolition of the existing dwelling and erection of 22 new dwellings and is under construction. At March 2021, our monitoring recorded that the existing dwelling had been demolished, but that no construction had started on the 22 new dwellings.

    a. What progress is being made towards delivery of dwellings on the site?

    We are currently completing a planning amendment and finalising design requirements.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No dwellings were completed by 31st December 2021.

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No anticipated completion between these dates.

2. You previously advised that development would commence as soon as possible after securing amendments to the permission. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Additional planning amendment required. Anticipated start on first dwelling is 20/06/22.

3. When do you anticipate that the first dwelling(s) will be completed?

06/03/23

4. When do you anticipate that the development will be completed?

Jan 2024

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024: 22
    - 1 April 2024 – 31 March 2025

- 1 April 2025 – 31 March 2026
- 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

Response 103: East of New Road, Melbourn

From: Hopkins Homes
Sent: 18 January 2022 08:49

1. The site has detailed planning permission for 199 dwellings and is under construction. At March 2021, our monitoring recorded that 122 dwellings had been completed on plots 1-74, 86-91, 104-112, 121-122, 136-139, 141-146, 156, and 170-189, 42 dwellings were under construction on plots 75-83, 92-103, 113-118, 123-125, 134-135, 140, and 147-155, and 35 dwellings had not been started on plots 84-85, 119-120, 126-133, 157-169 and 190-199.

    a. Which plots had been completed by 31 December 2021?

    Legal completions, as at 31 December – 125 dwellings (62 private and 63 social). Plots 2-77, 86-91, 104-112, 121-122, 136-146, 156, 170-189

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

    Legal exchanges 10 private dwellings – Plots 78, 80, 82, 113-115, 117, 120, 133, 147. Exchanges on 17 social dwellings – Plots 92-103, 123-127

2. You previously anticipated that the development would be completed in mid 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

Build/construction will be completed by the end of 2022, legal completions may extend into 2023.

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 47
    - 1 April 2023 – 31 March 2024: N/A
    - 1 April 2024 – 31 March 2025: N/A
    - 1 April 2025 – 31 March 2026: N/A
    - 1 April 2026 – 31 March 2027: N/A

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 104: Rear of 46-56 The Moor, Melbourn

From: Stonebond Properties
Sent: 1 February 2022 08:48

1. The site has full planning permission for 23 dwellings and is under construction. At March 2021, our monitoring recorded that 5 dwellings had been completed on plots 10-12 and 22-23, 10 dwellings were under construction on plots 1-9 and 13, and the remaining 8 dwellings had not been started.
    a. Which plots had been completed by 31 December 2021?

All plots are now build complete on this site and completed ahead of 31st December 2021.
Sales for plots 10, 11, 12, 13, 14, 15, 16, 17, 19, 22, 23 completed in 2021. There are three remaining plots left for sales completion.

    b. Which plots are anticipated to be completed between 1 January and 31 March 2022?

Plot 18 – January 22
Plot 20 – February 22
Plot 21 – February 22

2. It was previously anticipated that the development would be completed at the end of 2022 / beginning of 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

This site is now build complete, however the final three sales completions are due January & February 2022.

3. What are the anticipated completions for each of the next five years?

N/A. The final sales completion for this scheme is due February 2022 and there will be no more plots left to sell after this date.

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 105: Rear of 79 High Street, Meldreth

No response has been received from Enterprise Property Group Ltd.

Response 106: Former GoCold Building and former Stables building, Station Yard, High Street, Meldreth

No response has been received from the landowner or their agent.

Response 107: Land west of Mill Road, Over

From: This Land
Sent: 24 February 2022 16:26

1. The site has detailed planning permission for 53 dwellings and a material start has been made so that the permission remains extant. At March 2021, our monitoring recorded that no construction had started on the 53 dwellings.
    a. What progress is being made towards delivery of dwellings on the site?

    Construction started August 2021.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    None

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    None

2. You previously advised that construction would start on the first dwelling(s) in Q2 2021. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Construction on the first dwelling started October 2021.

3. You previously advised that the first dwelling(s) would be completed in 2021. Have any dwellings been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

June 2022

4. You previously advised that the development would be completed in 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

That is correct, the anticipated handover date is April 2023

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 51 units
    - 1 April 2023 – 31 March 2024: 2 units
    - 1 April 2024 – 31 March 2025: N/A

- 1 April 2025 – 31 March 2026: N/A
- 1 April 2026 – 31 March 2027: N/A

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 108: Land adjacent Longstanton Road, Over

From: BPHA
Sent: 24 January 2022 07:53

1. The site has detailed planning permission for 26 dwellings. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    Initial enabling works

    b. Had any dwellings been completed by 31 December 2021? If so, how many?

    None

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many?

    nil

2. You previously advised that works had commenced on site. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

April 2022

3. You previously anticipated that the first dwelling(s) would be completed in May 2022. Is that still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

February 2023

4. You previously anticipated that the development would be completed in November 2022. Is that still your intention? If not, when do you anticipate that the development will be completed?

April 2023

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 26
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 109: Land off Fen End, Over

From: Granary Developments
Sent: 2 February 2022 10:54

1. The site has full planning permission for 20 dwellings. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    All units to oversite. 7 units to roof

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    None

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No

2. You previously advised that construction would start on the first dwelling(s) in May 2021. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Yes

3. You previously advised that the first dwelling(s) would be completed in January 2022. Have any dwellings been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

No. May 2022

4. You previously advised that the development would be completed in December 2023. Is that still the intention? If not, when do you anticipate that the development will be completed?

Yes

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 8
    - 1 April 2023 – 31 March 2024: 12
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026

- 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 110: Land at and to the rear of 30 and 32 New Road, Over

Confirmation from Abbey Group on 8 February 2022 that Hayfield Homes provided the answers to the questions.

From: Abbey Group
Sent: 25 January 2022 13:33

1. The site has outline planning permission for the demolition of two existing dwellings and the erection of 44 new dwellings. What progress has been made towards delivery of dwellings on the site?

Acquisition of the site by Hayfield Homes Construction Ltd. is in progress and is anticipated to be concluded in March 2022. Following which, Hayfield Homes will bring forward a Reserved Matters application for the site.

2. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

As above.

3. When do you anticipate that a reserved matters planning application will be submitted?

End of March 2022.

4. When do you anticipate that construction of the first dwelling(s) will start on site?

November/December 2022.

5. When do you anticipate that the first dwelling(s) will be completed?

Q3 2023

6. When do you anticipate that the development will be completed?

Q3 2024

7. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: 0
   - 1 April 2023 – 31 March 2024: 30
   - 1 April 2024 – 31 March 2025: 14
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

8. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 111: Land between 66-68 Common Lane, Sawston

From: Carter Jonas
Sent: 25 February 2022 12:32

1. The site has full planning permission for 10 dwellings. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    The planning permission has been implemented (a material start has been made on site to protect the permission) and it is hoped that work will commence later this year.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    N/A

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    N/A

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

A contractor still needs to be appointed.

3. When do you anticipate that construction will start on the first dwelling(s)?

Autumn 2022

4. When do you anticipate that the first dwelling(s) will be completed?

Summer 2023

5. When do you anticipate that the development will be completed?

Late 2023

6. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024: 10
    - 1 April 2024 – 31 March 2025

- 1 April 2025 – 31 March 2026
- 1 April 2026 – 31 March 2027

7. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 112: Land at Meldreth Road, Shepreth

From: Stonebond Properties
Sent: 1 February 2022 08:48

1. What progress is being made towards delivery of dwellings?

We started on site at Shepreth in July 2021. The first 10 plots are scaffold struck and we are inside dry lining on the first 5 plots. The least progressed plots are at first lift brickwork stage. All 25 plots are anticipated to be complete in August 2022.

2. When do you anticipate that the development will be completed?

We are expected to finish on site in August 2022.

3. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: All plots (plots 1-25)
   - 1 April 2023 – 31 March 2024
   - 1 April 2024 – 31 March 2025
   - 1 April 2025 – 31 March 2026
   - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A. Build completion is due August 2022. Therefore, we anticipate no completions 2026-2027 and 2027-2028.

Response 113: Monkfield Nutrition, High Street, Shingay-cum-Wendy

From: Patrick Ruddy Homes
Sent: 11 January 2022 08:44

1. The site has detailed planning permission for 10 dwellings and is under construction. At March 2021, our monitoring recorded that 5 dwellings were under construction and 5 dwellings had not been started.
    a. What progress is being made towards delivery of dwellings on the site?

    7 dwellings are complete up to roof coverings and the remaining 3 dwellings are complete up to wall plate with roof works due to be complete in February.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No.

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No.

2. You previously anticipated that the development would be completed in July 2022. Is this still the intention? If not, when do you anticipate that the development will be completed?

Yes. But, possibly this may slip by a month.

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 10 dwellings, and scheme complete
    - 1 April 2023 – 31 March 2024: not applicable
    - 1 April 2024 – 31 March 2025: not applicable
    - 1 April 2025 – 31 March 2026: not applicable
    - 1 April 2026 – 31 March 2027: not applicable

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Not applicable

Response 114: Land between Haverhill Road and Hinton Way, Stapleford

From: Carter Jonas
Sent: 09 February 2022 17:35

I am aware that the site is in the process of being transferred to an operator who will be responsible for the delivery of the scheme. As such, some of the queries as regards delivery timescales etc cannot be answered at this stage.

1. The site has outline planning permission for a retirement care village, and the documentation submitted with the planning application refers to this providing a central care home of up to 110 bed spaces/rooms/units and up to 110 retirement dwellings with care link packages. What progress has been made towards delivery of dwellings on the site?

The outline planning permission was granted on 29th December 2021. A reserved matters approval/s will be required to facilitate delivery. Clearly only a relatively short period time has elapsed since the grant of permission and so progress made will be reflective of this short period of time.

2. I understand that the up to 110 retirement dwellings will be self-contained dwellings. Is that the intention?

The permission is constructed such that there is a limit on overall floor area in a C2 use to be delivered and there is no min or max requirement for unit numbers. Notwithstanding this, I expect that the scheme will deliver self contained extra care dwellings (in a C2 use) and I anticipate that there will be at least 110 such units. However the permission is constructed such that there could be more or less.

3. When do you anticipate that a reserved matters planning application will be submitted?

I do not know at this stage.

4. When do you anticipate that construction of the first dwelling(s) will start on site?

I do not know at this stage.

5. When do you anticipate that the first dwelling(s) will be completed?

I do not know at this stage.

6. When do you anticipate that the development will be completed?

I do not know at this stage.

7. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

I do not know at this stage.

8. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

I do not know at this stage.

9. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

I do not know at this stage.

Response 115: 18 Boxworth End, Swavesey

From: Matthew Homes
Sent: 10 February 2022 12:05

Plots 3 to 6 and plots 28 to 30 completed.
All remaining plots under construction and will be completed by July 2022.

The questions sent to Matthew Homes were:

1. The site has detailed planning permission for 30 dwellings and is under construction. At March 2021, our monitoring recorded that 2 dwellings had been completed and 28 dwellings had not been started.

    a. Had any additional dwellings been completed by 31 December 2021? If so, how many and which plots?

    b. Are any additional dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

2. You previously anticipated that the development would be completed in the first half of 2022. Is this still the intention? If not, when do you anticipate that the development will be completed?

3. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

4. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

Response 116: Land rear of 130 Middlewatch, Swavesey

From: BPHA
Sent: 2 February 2022 08:21

1. The site has detailed planning permission for the demolition of the existing dwelling and the erection of 70 new dwellings. At March 2021, our monitoring recorded that no construction had started on site.
    a. What progress is being made towards delivery of dwellings on the site?

    Clearing pre-commencement planning conditions

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    none

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    none

2. You previously anticipated that construction would start on the first dwelling(s) in Q1 2021-2022. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

June 2022 anticipated start on site

3. You previously anticipated that the first dwelling(s) would be completed in November 2021. Have any dwellings been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

April 2023

4. You previously anticipated that the development would be completed in February 2023. Is this still the intention? If not, when do you anticipate that the development will be completed?

March 2024

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023
    - 1 April 2023 – 31 March 2024: 70
    - 1 April 2024 – 31 March 2025

- 1 April 2025 – 31 March 2026
- 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

no

Response 117: Land at the corner of Capper Road and Cody Road, Waterbeach

From: Philip Law Management Services
Sent: 13 January 2022 05:55

1. The site has full planning permission for 16 dwellings and is under construction. At March 2021, our monitoring recorded that the existing buildings had been demolished, but that the 16 new dwellings had not been started.
    a. What progress is being made towards delivery of dwellings on the site?

    None, delayed due to the planners and planning processes.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    None.

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    Unlikely at the current rate of progress. However, we have a contractor ready to mobilise and funds in place. All I need is someone at your place to get a hold of things and give us a green light to proceed and we'd be on site in six weeks.

2. You previously anticipated that construction would start on the first dwelling(s) in Q3 2021. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

Sadly it is all out of my hands and rests with your colleagues in planning. The honest answer is that I have no idea! However, if we do not get started in the next two months I fear the job will be lost.

3. You previously anticipated that the first dwelling(s) would be completed in 2022. Have any dwellings been completed? If not, when do you anticipate that the first dwelling(s) will be completed?

No idea. I have no influence over this.

4. You previously anticipated that the development would be completed in 2023. Is this still the intention? If not, when do you anticipate that the development will be completed?

Ditto

5. What are the anticipated completions for each of the next five years?

Ditto.

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Response 118: Lion Works, Station Road West, Whittlesford Bridge

From: KG Creative Consultancy Limited
Sent: 23 February 2022 10:40

1. The site has outline planning permission for residential development and a reserved matters planning application for 67 dwellings following the demolition of an existing dwelling is being considered by the Council. What progress has been made towards delivery of dwellings on the site?

Until the Council approves the current Reserved Matters applications then the outline cannot be implemented. We understand that the application may be presented to committee in April 2022.

2. You previously anticipated that construction would start on site in Q1 2022. Is that still the intention? If not, when do you anticipate that construction of the first dwelling(s) will start on site?

This will not now be possible due to delays in the planning process, so will have slipped by around a year, say Q1 2023.

3. You previously anticipated that the first dwellings would be completed in Q4 2022 / Q1 2023. Is that still the intention? If not, when do you anticipate that the first dwelling(s) will be completed?

As above slippage by around a year so say Q4 2023/Q1 2024.

4. You previously anticipated that the development would be completed in Q1 2024. Is that still the intention? If not, when do you anticipate that the development will be completed?

As above, so say Q4 2025

5. What are the anticipated completions for each of the next five years?
   - 1 April 2022 – 31 March 2023: None
   - 1 April 2023 – 31 March 2024: None
   - 1 April 2024 – 31 March 2025: 50%
   - 1 April 2025 – 31 March 2026: Residual 50%
   - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Planning is the main constraint at this time, followed by remediation of the previous use

Response 119: Land off Haden Way, Willingham

From: Brampton Valley Homes
Sent: 1 March 2022 12:23

1. The site has detailed planning permission for 61 dwellings and is under construction. At March 2021, our monitoring recorded that 11 dwellings were under construction and 50 dwellings had not been started.
    a. What progress is being made towards delivery of dwellings on the site?

    18 plots in build

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    0

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    Plots 5, 6, 7 and 8 Housing Association units and plots 12 and 13.

2. When do you anticipate that the first dwelling(s) will be completed?

Mid February 2022

3. When do you anticipate that the development will be completed?

February 2023 latest but aiming for December 2022

4. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: 55
    - 1 April 2023 – 31 March 2024
    - 1 April 2024 – 31 March 2025
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

5. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

No

Response 120: Land south of 1b Over Road, Willingham

No response has been received from the landowner or their agent.

Response 121: Land at Belsar Farm, Willingham

From: Accent
Sent: 16 March 2022 11:25

1. The site has full planning permission for 25 dwellings and a material start has been made so that the permission remains extant. At March 2021, our monitoring recorded that no construction had started on the 25 dwellings.

    a. What progress is being made towards delivery of dwellings on the site?

    Pre-commencement conditions have been submitted to align with the revised Section 73 planning permission, and we await discharge, our planning consultant chased discharge yesterday again and is yet to receive a response, if no response is given by the end of the week, he will be escalating this. Demolition has commenced and should be completed this week.

    b. Had any dwellings been completed by 31 December 2021? If so, how many and which plots?

    No.

    c. Are any dwellings anticipated to be completed between 1 January and 31 March 2022? If so, how many and which plots?

    No.

2. You previously advised that development would commence as soon as possible after securing amendments to the permission. Has construction started on the first dwelling(s)? If not, when do you anticipate that construction will start on the first dwelling(s)?

No, current anticipated date to start construction of the first dwelling 28/03/2022 dependent on pre-commencement conditions being discharged.

3. When do you anticipate that the first dwelling(s) will be completed?

July 2023 – dependent on when planning conditions are discharged.

4. When do you anticipate that the development will be completed?

August 2023 – dependent on when planning conditions are discharged.

5. What are the anticipated completions for each of the next five years?

- 1 April 2022 – 31 March 2023
- 1 April 2023 – 31 March 2024: 25 Dwellings
- 1 April 2024 – 31 March 2025
- 1 April 2025 – 31 March 2026
- 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

N/A

Unallocated Sites with Resolution to Grant Planning Permission

Response 122: Phase 3, Land at Colville Road

From: Cambridge Investment Partnership
Sent: 11 February 2022 12:43

1. Planning committee in December 2021 approved a full planning application for the demolition of 18 dwellings and the erection of 48 new affordable dwellings. What progress has been made towards delivery of dwellings on the site?

Existing buildings decanted except for 1 leaseholder for whom a Compulsory Purchase Order process is underway. The Council are struggling to secure funding for the development and anticipate a decision in April 2022 with commencement in June 2022.

2. When do you anticipate that construction of the first dwelling(s) will start on site?

June 2022

3. When do you anticipate that the first dwelling(s) will be completed?

January 2024

4. When do you anticipate that the development will be completed?

June 2024

5. What are the anticipated completions for each of the next five years?
    - 1 April 2022 – 31 March 2023: existing dwellings to be demolished
    - 1 April 2023 – 31 March 2024: 19
    - 1 April 2024 – 31 March 2025: 29
    - 1 April 2025 – 31 March 2026
    - 1 April 2026 – 31 March 2027

6. Are the anticipated completions for 2027-2028 onwards at the same build out rate as anticipated in 2026-2027?

n/a

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Leaseholder – Compulsory Purchase Order process to secure vacant possession.
Funding – Council needs to secure Homes England funding.

Appendix E: Small Sites of 9 dwellings or less with planning permission

E.1. The NPPG (updated in July 2019, Paragraph: 014 Reference ID: 68-014-20190722) requires that any assessments of five year housing land supply include for small sites, details of their current planning status and a record of the number of homes completed and under construction by site.

E.2. Figures 15, 16, 18 and 19 (below) provide a list of the small sites of 9 dwellings or less with planning permission at 31 March 2021 in Cambridge and South Cambridgeshire. Figures 17 and 20 (below) provide a list of the small sites of 9 dwellings or less with planning permission granted between 1 April and 31 December 2021 in Cambridge and South Cambridgeshire, that are on additional sites and therefore not already counted in Figures 15, 16, 18 and 19.

E.3. Any small sites included in Figures 16 and 19 that will lapse by 31 March 2022 due to either no reserved matters planning application being submitted or no material start having been made on site have been reviewed. If the Council has been unable to identify whether a material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. The remaining small sites in Figures 16 and 19, and the small sites in Figures 17 and 20, have then been discounted for non-delivery to take account of planning permissions that will lapse in future years.

E.4. Together these figures are used to calculate the figures for the small sites of 9 dwellings or less already under construction and not under construction that are included in the Greater Cambridge housing trajectory.

Figure 15: Cambridge – Small Sites of 9 dwellings or less with planning permission already under construction at 31 March 2021

The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/0NNNN/YY to YY/NNNN and C/0NNNN/YY to YY/0NNNN for those with a year (YY) of 20 or 21.

Location	**Planning Permission Number(s)**	**Type of Planning Permission**	**Total Dwellings (net number of dwellings)**	**Built by 31 March 2021 (net number of dwellings)**	**Under Construction at 31 March 2021 (net number of dwellings)**	**Not Started at 31 March 2021 (net number of dwellings)**
51 Akeman Street, Cambridge	C/01300/18	Full	0	0	0	0
51-53 Argyle Street, Cambridge	C/01444/19	Full	2	0	2	0
2 Barrow Road, Cambridge	C/00826/17	Full	0	0	1	-1
34 Bateson Road, Cambridge	C/00116/19	Full	4	0	2	2
60 Birdwood Road, Cambridge	C/00007/19	Full	1	0	1	0
349 Cherry Hinton Road, Cambridge	C/01258/20	Full	1	0	1	0
523 Coldhams Lane, Cambridge	C/03202/20	Full	6	0	6	0
54 Cowper Road, Cambridge	C/00576/18	Full	1	0	1	0
4 Devonshire Road, Cambridge,	C/01890/17	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
44 Dudley Road, Cambridge	C/02042/17	Full	3	0	3	0
28 Fendon Road, Cambridge	C/01407/16	Full	3	0	3	0
5 Ferndale Rise, Cambridge	C/02191/16	Full	3	0	3	0
21-25 Fitzwilliam Road, Cambridge	C/00768/18	Full	6	0	6	0
1 Grosvenor Court, Cambridge	C/01637/18	Full	4	0	4	0
48-50 High Street, Chesterton, Cambridge	C/00283/19	Full	4	0	4	0
25-27 High Street, Chesterton, Cambridge	C/01703/18	Full	8	0	8	0
45 High Street, Trumpington, Cambridge	C/01028/17	Full	1	0	1	0
63 Histon Road, Cambridge	C/00776/19	Full	1	0	1	0
Land at Hudson Close, Cambridge	C/01568/19	Full	7	0	7	0
2 Jermyn Close, Cambridge	C/00568/18	Full	1	0	1	0
78 Kendal Way, Cambridge	C/00462/15	Full	1	0	1	0
Kingsway Clinic, Carlton Way, Cambridge	C/01353/18	Full	4	0	4	0
3 Luard Close, Cambridge	C/00484/19	Full	1	0	1	0
220 Milton Road, Cambridge	C/00199/19	Full	5	0	5	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
52 Mowbray Road, Cambridge	C/02056/17	Full	1	0	1	0
India House, 31 Newnham Road, Cambridge	C/01807/18	Full	7	0	7	0
Seeleys Court, Milton Road, Cambridge	C/01564/19	Full	1	0	1	0
184 Perne Road, Cambridge	C/00724/19	Full	1	0	1	0
101 Perse Way, Cambridge	C/01669/19	Full	0	0	0	0
33 Porson Road, Cambridge	C/00859/19	Full	1	0	1	0
11 Rose Crescent, Cambridge	C/01022/14	Full	1	0	1	0
39 St. Thomas's Square, Cambridge	C/02364/15	Full	1	0	1	0
19 Sleaford Street, Cambridge	C/00169/12	Full	1	0	1	0
16 Thirleby Close, Cambridge	C/00092/18	Full	4	0	4	0
Boltons Warehouse, Ground Floor, 23 Tenison Road, Cambridge	C/01475/19	Prior Notification	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
Cambridge and Huntingdon Health Authority, 18 Vinery Road, Cambridge	C/01389/19	Technical Details Consent	9	3	6	0
43 - 47 Water Street, Cambridge	C/01826/18	Full	9	0	9	0
Land rear of 90 - 92 Wulfstan Way, Cambridge	C/00516/19	Full	1	0	1	0
Total	**-**	**-**	**106**	**3**	**102**	**1**

Figure 16: Cambridge – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2021

The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/0NNNN/YY to YY/NNNN and C/0NNNN/YY to YY/0NNNN for those with a year (YY) of 20 or 21.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
95 Alex Wood Road, Cambridge	C/00543/18	Full	1	-	-	-	Lapsed. Subsequent application 19/1614/FUL refused and appeal lodged.
39A Almoners Avenue, Cambridge	C/00971/19	Reserved Matters	2	0	0	2	-
53 Alpha Terrace, Trumpington, Cambridge	C/01495/17	Full	0	-	-	-	Unable to identify material start therefore assume lapsed.
36 Amwell Road, Cambridge	C/01582/18	Full	2	0	0	2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
32 Arbury Road, Cambridge	C/01290/19	Full	0	0	0	0	-
55-57 Arbury Road, Cambridge	C/02318/20	Full	4	0	0	4	-
83 - 87 Babraham Road, Cambridge	C/01671/18	Full	0	0	0	0	-
30 Caravere Close, Cambridge	C/02871/20	Full	1	0	0	1	-
75 Carlton Way, Cambridge	C/02299/20	Full	1	0	0	1	-
Land behind 193 Cherry Hinton Road, Cambridge	C/00111/18	Full	1	0	0	1	-
Land rear of 208 and 208A Cherry Hinton Road, Cambridge	C/00906/18	Full	4	0	0	4	-
54A Cherry Hinton Road, Cambridge	C/00050/20	Full	-1	0	0	-1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land rear of 440 Cherry Hinton Road, Cambridge	C/00960/19	Full	1	0	0	1	-
Garage adjacent to Sayle House, 38 Chesterton Hall Crescent, Cambridge	C/01430/19	Full	1	0	0	1	-
44 Chesterton Road, Cambridge	C/01285/19	Full	1	0	0	1	-
Carlyle Lodge, 71A Chesterton Road, Cambridge	C/01684/18	Full	5	0	0	5	-
80 Chesterton Road, Cambridge	C/01828/18	Full	1	0	0	1	-
245 Chesterton Road, Cambridge	C/03738/20	Full	1	0	0	1	-
1 Clarkson Close, Cambridge	C/01925/20	Full	0	0	0	0	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
49 Coleridge Road, Cambridge	C/00278/18	Full	3	-	-	-	Unable to identify material start therefore assume lapsed.
16 Cranmer Road, Cambridge	C/03072/20	Full	0	0	0	0	-
38 Darwin Drive, Cambridge	C/02053/18	Full	1	0	0	1	-
30 Davy Road, Cambridge	C/04755/20	Full	1	0	0	1	-
Land to the Rear of 89-91 De Freville Avenue, Cambridge	C/01805/18	Full	1	0	0	1	-
129 Ditton Fields, Cambridge	C/01738/18	Outline	1	0	0	1	-
84 Ditton Lane, Cambridge	C/00555/19	Full	1	0	0	1	-
30 Dudley Road, Cambridge	C/01579/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land at Dundee Close, Cambridge	C/02998/20	Full	4	0	0	4	-
7 Durnford Way, Cambridge	C/00861/18	Full	0	0	0	0	Not lapsed. Superseded by 21/05408/FUL (permitted in February 2022).
Baileys Studios, 63 Eden Street, Cambridge	C/01925/18	Full	1	0	0	1	-
24 Elfleda Road, Cambridge	C/01319/18	Full	1	0	0	1	-
10 Ferndale Rise, Cambridge	C/01082/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
61 Ferrars Way, Cambridge	C/01132/18	Full	1	-	-	-	Lapsed. Superseded by alternative proposal 21/02959/HFUL.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
1 Fitzwilliam Road, Cambridge	C/01141/19	Full	2	0	0	2	-
74 Fortescue Road, Cambridge	C/01234/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
23 Garden Walk, Cambridge	C/01301/19	Full	2	0	0	2	-
Achray, Gazeley Road, Cambridge	C/00896/19	Outline	2	0	0	2	-
44 George Street, Cambridge	C/01661/18	Full	1	0	0	1	-
19 - 21 Godesdone Road, Cambridge	C/01768/19	Full	3	0	0	3	-
78 Grantchester Meadows, Cambridge	C/02876/20	Full	1	0	0	1	-
207 Green End Road, Cambridge	C/01023/17	Full	5	-	-	-	Superseded by 21/02473/FUL, see Figure 17.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
196 Green End Road, Cambridge	C/02791/20	Full	5	0	0	5	-
60 High Street, Trumpington, Cambridge	C/01462/19	Full	1	0	0	1	-
305 Hills Road, Cambridge	C/01551/20	Full	0	0	0	0	-
292C Hills Road, Cambridge	C/00164/19	Full	2	0	0	2	-
15 Royal Albert Homes, Hills Road, Cambridge	C/01968/20	Full	1	0	0	1	-
71 Histon Road, Cambridge	C/02870/20	Full	1	0	0	1	-
4 Huntingdon Road, Cambridge	C/01506/19	Full	1	0	0	1	-
34 Huntingdon Road, Cambridge	C/02223/20	Full	1	0	0	1	-
178 Kendal Way, Cambridge	C/03752/20	Full	2	0	0	2	-
8 Kings Hedges Road, Cambridge	C/02954/20	Full	-2	0	0	-2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
20 Kinnaird Way, Cambridge	C/02250/17	Full	1	0	0	1	-
64 Maids Causeway, Cambridge	C/00300/19	Full	9	0	0	9	-
Meadowcroft House, 16 Trumpington Road, Cambridge	C/00248/19	Full	1	0	0	1	-
22 Mill End Close, Cambridge	C/00618/18	Full	2	-	-	-	Unable to identify material start therefore assume lapsed.
73 Mill Road, Cambridge	C/00048/20	Full	2	0	0	2	-
156 Mill Road, Cambridge	C/00709/19	Full	1	0	0	1	-
St. Andrews Bureau, 18 Mill Road, Cambridge	C/00275/18	Full	2	-	-	-	Unable to identify material start therefore assume lapsed.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
348 Milton Road, Cambridge	C/00400/19	Full	1	0	0	1	-
78 - 80 Milton Road, Cambridge	C/00753/18	Full	2	-	-	-	Unable to identify material start therefore assume lapsed.
233 Milton Road, Cambridge	C/01116/19	Full	1	0	0	1	-
339 Milton Road, Cambridge	C/01282/17	Full	4	-	-	-	Unable to identify material start therefore assume lapsed.
16 Moore Close, Cambridge	C/01257/19	Full	1	0	0	1	-
157 Mowbray Road, Cambridge	C/00018/20	Full	1	0	0	1	-
25A Mowbray Road, Cambridge	C/00698/19	Full	4	0	0	4	-
58 Harvey Goodwin Avenue, Cambridge	C/01447/17	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
1 Maitland Avenue, Cambridge	C/01553/18	Full	2	0	0	2	-
Family Centre, Malta Road, Cambridge	C/01890/18	Full	9	0	0	9	-
2 and 3 Melbourne Place, Cambridge	C/02028/18	Full	-1	0	0	-1	-
560 Newmarket Road, Cambridge	C/01108/18	Full	1	0	0	1	-
355 Newmarket Road, Cambridge	C/01053/19	Prior Notification	2	0	0	2	-
585 Newmarket Road, Cambridge	C/00211/18	Full	2	-	-	-	Unable to identify material start therefore assume lapsed.
575 Newmarket Road, Cambridge	C/00219/19	Full	1	0	0	1	-
73 Newmarket Road, Cambridge	C/00887/18	Full	9	0	0	9	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land at Former 623 Newmarket Road, Cambridge	C/01149/17	Full	4	0	0	4	-
351-353 Newmarket Road, Cambridge	C/03132/20	Prior Notification	2	0	0	2	-
32 Newnham Road, Cambridge	C/03180/20	Full	1	0	0	1	-
Land rear of 5-17 New Square, Cambridge	C/00560/19	Full	8	0	0	8	-
45 Nightingale Avenue, Cambridge	C/02261/17	Full	1	0	0	1	-
Land rear of Gibson House, Paradise Street, Cambridge	C/03912/20	Full	8	0	0	8	-
134 Perne Road, Cambridge	C/00440/18	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
198 Perne Road, Cambridge	C/00647/18	Outline	1	0	0	1	Not lapsed. Superseded by 21/04717/REM (permitted in January 2022).
67 Perne Road, Cambridge	C/00866/19	Full	2	0	0	2	-
Land off Peverel Close and to rear of 1-5 Peverel Road, Cambridge	C/01022/19	Full	2	0	0	2	-
Land rear of 29 - 31 Peverel Road, Cambridge	C/01221/19	Full	1	0	0	1	-
31 Peverel Road, Cambridge	C/01740/17	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
57 Peverel Road, Cambridge	C/01887/18	Full	1	0	0	1	-
1 Pikes Walk, Cambridge	C/02009/18	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
268 Queen Ediths Way, Cambridge	C/00260/17	Full	1	0	0	1	-
126 Queen Ediths Way, Cambridge	C/01462/18	Full	1	0	0	1	-
Land Rear of 92 Queen Ediths Way, Cambridge	C/01140/18	Full	1	0	0	1	-
Land rear of 268, Queen Ediths Way, Cambridge	C/01919/16	Full	3	0	0	3	-
1A Queen Ediths Way, Cambridge	C/02189/20	Full	3	0	0	3	-
7 Ramsden Square, Cambridge	C/00497/17	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
38 Ramsden Square, Cambridge	C/04191/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
42 Ramsden Square, Cambridge	C/00819/18	Full	1	0	0	1	-
1 Rectory Terrace, High Street, Cherry Hinton, Cambridge	C/01375/19	Full	8	0	0	8	-
1 Redfern Close, Cambridge	C/00560/18	Full	1	0	0	1	-
14-17 Regent Terrace, Cambridge	C/03418/20	Full	7	0	0	7	-
St. Edmund's College, Cambridge	C/01864/16	Full	0	0	0	0	-
Jenny Wren, St. Kilda Avenue, Cambridge	C/00927/17	Full	9	0	0	9	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
50 St Stephens Place and 51 Canterbury Street, Cambridge	C/00907/18	Full	9	0	0	9	-
Land at 134 Shelford Road, Cambridge	C/00775/19	Outline	1	0	0	1	-
98A Shelford Road, Cambridge	C/02035/18	Full	1	0	0	1	-
Land to the rear of 115, 117 & 119 Shelford Road, Cambridge	C/02267/17	Full	9	0	0	9	-
6 Sherbourne Close, Cambridge	C/01803/18	Full	2	0	0	2	-
17 Tillyard Way, Cambridge	C/00476/18	Full	2	-	-	-	Unable to identify material start therefore assume lapsed.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
60 Trumpington Road and 2 Nightingale Cottages, Cambridge	C/01058/18	Full	4	0	0	4	-
Rose Cottage, Trumpington Road, Cambridge	C/03327/20	Full	1	0	0	1	-
Warkworth Lodge, Warkworth Terrace, Cambridge	C/00421/19	Full	9	0	0	9	-
98 Wulfstan Way, Cambridge	C/02960/20	Full	1	0	0	1	-
23 Wulfstan Way, Cambridge	C/00851/19	Outline	1	0	0	1	-
60 Wycliffe Road, Cambridge	C/01670/19	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Total	**-**	**-**	**241**	**0**	**0**	**212**	**A lapse rate of 6% for non-delivery has been applied, therefore 199 dwellings anticipated from these sites.**

Figure 17: Cambridge – Small Sites of 9 dwellings or less with planning permission approved between 1 April and 31 December 2021

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
34 Barrow Road, Cambridge	20/01229/FUL	Full	0
25B Bishops Road, Cambridge	20/01609/FUL	Full	1
Land At Borrowdale, Cambridge	20/03966/FUL	Full	2
5 Britten Place, Cambridge	21/03498/FUL	Full	3
72 Canterbury Street, Cambridge	21/04935/FUL	Full	0
72 Canterbury Street, Cambridge	21/01107/FUL	Full	2
199-201 Cherry Hinton Road, Cambridge	21/01478/FUL	Full	1
121 - 125 Chesterton Road, Cambridge	19/1098/FUL	Full	0
Lockton House, Clarendon Road, Cambridge	20/04826/FUL	Full	-2
70 Coleridge Road, Cambridge	21/01082/FUL	Full	0
5 Davy Road, Cambridge	21/00442/FUL	Full	2
Land adjacent to 129 - 131 Ditton Fields, Cambridge	21/00660/FUL	Full	6
7 Durnford Way, Cambridge	21/01888/FUL	Full	0
17 and 17A Emmanuel Road, Cambridge	21/00393/FUL	Full	1
44 George Street, Cambridge	21/00190/FUL	Full	0
Land to the rear of 69 Green End Road, Cambridge	20/05021/FUL	Full	1
207 Green End Road, Cambridge	21/02473/FUL	Full	1
52 Gwydir Street, Cambridge	21/02620/FUL	Full	0
23 High Street, Cherry Hinton, Cambridge	21/04433/PRIOR	Prior Notification	2
38 High Street, Chesterton, Cambridge	20/03838/FUL	Full	2

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
29 High Street, Chesterton, Cambridge	21/00537/FUL	Full	4
12 - 14 Holbrook Road, Cambridge	20/02606/FUL	Full	1
6 Kings Hedges Road, Cambridge	20/03601/FUL	Full	2
45 Kings Hedges Road, Cambridge	21/04021/FUL	Full	2
Land adjacent 1 Lovers Walk, Cambridge	20/03704/FUL	Full	1
163 - 167 Mill Road, Cambridge	21/03622/PRI03O	Prior Notification	4
579 Newmarket Road, Cambridge	21/00220/FUL	Full	1
26 Newnham Road, Cambridge	21/04133/PRIOR	Prior Notification	1
45 Nightingale Avenue, Cambridge	21/01538/DEMDET	Prior Notification	-1
Land Adjacent 6 Pearce Close, Cambridge	20/04715/FUL	Full	1
1 Pemberton Place, Cambridge	21/03937/FUL	Full	3
86 Perse Way, Cambridge	21/04066/FUL	Full	1
265 Queen Ediths Way, Cambridge	20/04202/FUL	Full	0
130 Queen Ediths Way, Cambridge	20/04824/FUL	Full	4
72 Ramsden Square, Cambridge	20/03519/FUL	Full	1
65 Regent Street, Cambridge	21/01142/FUL	Full	1
1 Selwyn Gardens, Cambridge	21/02658/FUL	Full	0
1 Severn Place, Cambridge	21/04564/PRIOR	Prior Notification	-2
138 - 140 Shelford Road, Cambridge	21/01570/FUL	Full	1
1 Silverwood Close, Cambridge	21/03542/FUL	Full	1
21 Trumpington Road, Cambridge	21/00277/FUL	Full	0
39 and 40 Trumpington Street, Cambridge	21/00607/FUL	Full	1
36 Wilberforce Road, Cambridge	20/04076/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
TOTAL	**-**	**-**	**50** **A lapse rate of 6% for non-delivery has been applied, therefore 47 dwellings anticipated from these sites.**

Figure 18: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission already under construction at 31 March 2021

The format of the planning permission number included in this figure for South Cambridgeshire is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by South Cambridgeshire District Council in its online planning application database by translating S/0NNNN/YY to S/NNNN/YY and S/0NNNN/YY to YY/0NNNN for those with a year (YY) of 20 or 21.

Location	**Planning Permission Number(s)**	**Type of Planning Permission**	**Total Dwellings (net number of dwellings)**	**Built by 31 March 2021 (net number of dwellings)**	**Under Construction at 31 March 2021 (net number of dwellings)**	**Not Started at 31 March 2021 (net number of dwellings)**
Old GPO Building, land north of 11 Ermine Way, Arrington	S/00209/17	Full	1	0	1	0
7 Church Lane, Arrington	S/03389/17	Full	1	0	1	0
Land adjacent to 13 Bartons Close, Balsham	S/03585/18	Full	1	0	1	0
Land to the rear of Greenwood, Back Lane, Barrington	S/03127/17	Full	1	0	1	0
15 Comberton Road, Barton	S/03949/20	Reserved Matters	3	0	3	0
Land adjacent to Lilac Cottage, 10 The Causeway, Bassingbourn	S/00775/17	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
3 Highfield Farm, Old North Road, Bassingbourn cum Kneesworth	S/01263/20	Full	1	0	1	0
41 Fen Road, Bassingbourn	S/02256/16	Full	1	0	1	0
Clare Cottage, Main Street, Caldecote	S/03261/18	Full	1	0	1	0
6, Garstones, Great Cambourne	S/03300/16	Full	2	0	2	0
Olmstead Hall, Olmstead Green, Castle Camps	S/00401/17	Prior Notification	1	0	1	0
8 Bartlow Road, Castle Camps	S/04472/19	Full	1	0	1	0
Caxton Baptist Chapel, Ermine Street, Caxton	S/02234/18	Full	1	0	1	0
Land East Of 20 Bourn Road, Caxton	S/04069/19	Full	1	0	1	0
12 Barton Road, Comberton	S/01496/20	Full	1	0	1	0
Chear Fen Farm, Long Drove, Cottenham	S/01133/16	Full	1	0	1	0
Land at 13 Ellis Close, Cottenham	S/02234/20	Reserved Matters	2	1	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
Haelan Feld, Twentypence Road, Cottenham	S/03578/18	Prior Notification	1	0	1	0
Church Farm, Park Street, Dry Drayton	S/03939/18	Prior Notification	5	0	5	0
Barn Farm, East Hatley	S/03309/18	Full	1	0	1	0
14 Church Lane, Elsworth	S/01949/19	Full	2	0	2	0
Land to the East of 10 Mill Road, Fen Drayton	S/01308/19	Full	1	0	1	0
42 Middleton Way, Fen Drayton	S/04445/19	Full	2	0	2	0
13 Cootes Lane, Fen Drayton	S/02582/15	Full	2	1	0	1
7 Honey Hill, Gamlingay	S/02413/20	Full	3	0	3	0
Old Plantation Cottage, Heath Road, Gamlingay	S/02762/19	Full	1	0	1	0
Woodview Farm, Potton Road, Mill Hill, Gamlingay	S/03019/18	Full	1	0	1	0
19 Everton Road, The Heath, Gamlingay	S/04546/17	Full	2	1	1	0
50 Thornton Way, Girton	S/01601/18	Full	1	0	1	0
Girton Womens Institute Hall, High Street, Girton	S/02365/16	Full	3	0	3	0
144 Thornton Road, Girton	S/03245/15	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
Land adjacent to 6 Chalky Road, Great Abington	S/01009/19	Full	1	0	1	0
16 Chalky Road, Great Abington	S/01069/19	Full	1	0	1	0
Land at 61 North Road, Great Abington	S/02597/20	Full	1	0	1	0
Land rear of Strawberry Farm, Pampisford Road, Great Abington	S/03387/19	Reserved Matters	8	0	8	0
Land adjacent 59 North Road, Great Abington	S/04249/19	Full	1	0	1	0
Holbeins Farm, High Street, Great Eversden	S/02771/14	Prior Notification	1	0	1	0
42 High Street, Great Eversden	S/03552/19	Full	1	0	1	0
275 Hinton Way, Great Shelford	S/02529/18	Full	0	0	-1	1
56 Macaulay Avenue, Great Shelford	S/04012/20	Full	1	0	1	0
37 Westfield Road, Great Shelford	S/03635/20	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
11 Dubbs Knoll Road, Guilden Morden	S/03284/19	Reserved Matters	2	1	0	1
Lodge Farm, 2 Silver Street, Guilden Morden	S/01563/17	Full	1	0	1	0
303 St. Neots Road, Hardwick	S/00629/17	Full	1	0	1	0
44 Hall Drive, Hardwick	S/01886/17	Full	1	0	1	0
339 St. Neots Road, Hardwick	S/02665/17	Full	2	0	2	0
Burnt Farm, High Street, Harlton	S/03367/18	Full	6	1	2	3
62 London Road, Harston	S/00324/17	Full	1	0	1	0
49A & 49 High Street, Harston	S/03168/17	Full	1	0	1	0
17 Fountain Lane, Haslingfield	S/01313/20	Full	1	0	1	0
Land at 67 and 69 New Road, Haslingfield	S/03676/19	Full	2	0	2	0
45 Church Street, Haslingfield	S/03622/16	Full	2	1	0	1
Leylands, Highfields Road, Highfields Caldecote	S/00121/20	Full	2	0	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
Southwind, Highfields Road, Highfields Caldecote	S/01136/19	Full	3	2	1	0
Leylands, Highfields Road, Highfields Caldecote	S/01764/20	Full	1	0	1	0
Land on the North side of 2 East Drive, Highfields Caldecote	S/03652/19	Full	1	0	1	0
13 West Drive, Highfields Caldecote	S/04046/18	Full	1	0	1	0
Adjacent to 63 Highfields Road, Highfields Caldecote	S/00403/15	Full	2	1	0	1
Armshold Farm, Tinkers Lane, Kingston	S/01502/19	Full	1	0	1	0
Land between 60-70 High Street, Landbeach	S/03489/18	Full	2	1	0	1
129 Waterbeach Road, Landbeach	S/03889/20	Full	0	0	-1	1
Rear of 36 & 38 Back Road, Linton	S/04297/18	Full	1	0	1	0
The Old Bakery, Church Street, Litlington	S/02685/19	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
16 Harlton Road, Little Eversden	S/01331/17	Full	2	1	1	0
Land south of 55 Harlton Road, Little Eversden	S/02875/19	Full	1	0	1	0
74 High Street, Little Shelford	S/00298/19	Full	1	0	1	0
29 Church Street, Little Shelford	S/02221/20	Full	1	0	1	0
38 Water Lane, Melbourn	S/01210/20	Full	1	0	1	0
Land at Back Lane, Melbourn	S/03591/19	Full	2	0	2	0
Land to rear of 19a & 21a Whitecroft Road, Meldreth	S/00914/18	Reserved Matters	2	0	2	0
Former Scrapyard, Chiswick End, Meldreth	S/01974/20	Reserved Matters	6	0	6	0
13 Chiswick End, Meldreth	S/02154/14	Full	2	1	1	0
Fenny Lane Farm, Fenny Lane, Meldreth	S/03418/20	Full	6	0	6	0
7 High Street, Milton	S/00700/18	Full	3	0	3	0
2-4 Water Lane, Oakington	S/01250/18	Full	6	0	6	0
57 The Lanes, Over	S/00474/17	Full	1	0	1	0
38 Cow Lane, Rampton	S/00304/17	Full	2	1	0	1
Rear of 5 Babraham Road, Sawston	S/00032/19	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
52 High Street, Sawston	S/02979/17	Full	2	0	2	0
Rear of 64 & 66 New Road, Sawston	S/04574/17	Full	2	0	1	1
Unit 5, The Sidings, Station Road, Shepreth	S/00947/19	Prior Notification	2	0	2	0
Sunavon, High Street, Shingay Cum Wendy	S/04827/18	Full	0	0	0	0
57 to 61 London Road, Stapleford	S/02695/19	Reserved Matters	4	0	4	0
33 Bar Lane, Stapleford	S/04426/17	Full	3	0	3	0
Land rear of 76/74 Station Road, Steeple Morden	S/00899/19	Prior Notification	2	0	2	0
27 Hay Street, Steeple Morden	S/02132/20	Full	1	0	1	0
38 High Street, Teversham	S/03312/17	Full	1	0	1	0
34 Church Street, Thriplow	S/02557/19	Full	1	0	1	0
Land to rear of 31 and 33 Burgess Road, 31 Burgess Road, Waterbeach	S/03352/17	Full	2	0	2	0
Taunus, Old North Road, Whaddon	S/04194/18	Full	4	0	2	2

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)
32 Royston Road, Whittlesford	S/00461/17	Full	1	0	1	0
Harefield Nursery, Old Nursery, Newton Road, Whittlesford	S/01016/20	Full	1	0	1	0
Land to rear of 17-19A Green Street, Willingham	S/01874/07	Reserved Matters	5	3	0	2
132 Rampton Road, Willingham	S/04413/18	Reserved Matters	1	0	1	0
Total			**167**	**16**	**135**	**16**

Figure 19: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission not under construction at 31 March 2021

The format of the planning permission number included in this figure for South Cambridgeshire is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by South Cambridgeshire District Council in its online planning application database by translating S/0NNNN/YY to S/NNNN/YY and S/0NNNN/YY to YY/0NNNN for those with a year (YY) of 20 or 21.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Existing petrol filling station and adjacent to 15, Ermine Way, Arrington	S/03812/19	Full	-1	0	0	-1	-
The Black Barn and Cartsheds, High Street, Babraham	S/00718/18	Full	1	0	0	1	-
Worsted Lodge, London Road, Old A11, Babraham	S/01941/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Reeded Barns Farm, Cambridge Road, Babraham	S/02514/16	Prior Notification	3	-	-	-	Unable to identify material start therefore assume lapsed.
Land adjacent (East) of number 6 Blacksmith's Close, Babraham	S/02925/16	Outline	1	-	-	-	Lapsed. Reserved matters application 20/01475/REM refused.
Land adjacent 4 High Street, Balsham	S/02079/20	Full	1	0	0	1	-
Land West of 10 Cambridge Road, Balsham	S/03037/20	Full	1	0	0	1	-
97 High Street, Balsham	S/04477/17	Full	2	0	0	2	-
Unit 4, Church Meadows, Haslingfield Road, Barrington	S/00008/19	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
8 High Street, Barrington	S/01767/19	Full	1	0	0	1	-
20 Foxton Road, Barrington	S/02149/18	Outline	1	-	-	-	No reserved matters application submitted so lapsed.
31 West Green, Barrington	S/02933/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
Land between 28 & 63 Kings Grove, Barton	S/00198/18	Outline	1	-	-	-	No reserved matters application submitted so lapsed.
13 Mailes Close, Barton	S/03151/18	Outline	1	-	-	-	Lapsed. Superseded by alternative proposal 20/01240/HFUL.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land to the rear of 5 & 7 Spring Lane, Bassingbourn	S/01379/20	Full	2	0	0	2	-
133 The Causeway, Bassingbourn cum Kneesworth	S/01754/19	Full	4	0	0	4	-
Westfield Orchard, Old North Road, Bassingbourn cum Kneesworth	S/02175/19	Full	0	0	0	0	-
Garage site off Knutsford Road, Bassingbourn	S/04433/18	Outline	1	-	-	-	No reserved matters application submitted so lapsed.
Land and buildings at Fairways, Toft Road, Bourn	S/02760/20	Prior Notification	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Birds Pastures Farm, Battlegate Road, Boxworth	S/03006/20	Full	1	0	0	1	-
Plot 4 Westside, St Neots Road, Caldecote	S/01544/20	Full	6	0	0	6	-
20A East Drive, Caldecote	S/03448/19	Outline	1	0	0	1	-
Manor Farm, Main Street, Caldecote	S/04543/19	Full	1	0	0	1	-
Barns South of Howards Lane, Cardinals Green	S/03688/20	Full	1	0	0	1	-
Scrap Yard, Willingham Green Road, Carlton	S/04528/18	Full	4	-	-	-	Unable to identify material start therefore assume lapsed
Land South of Bartlow Road, Castle Camps	S/04538/19	Outline	5	0	0	5	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Firs Farm, St. Peters Street, Caxton	S/02294/16	Outline	8	0	0	8	-
21 Brockholt Road, Caxton	S/01423/19	Outline	1	0	0	1	-
Barn south-east of Firs Farm, St Peters Street, Caxton	S/03437/19	Prior Notification	1	0	0	1	-
30 Bourn Road, Caxton	S/04023/18	Full	0	0	0	0	-
Firs Farm, St Peters Street, Caxton	S/04832/18	Outline	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land adjacent to, 80 West Street, Comberton	S/03045/17	Full	1	-	-	-	Lapsed. Alternative application for convenience store 20/03339/FUL refused and appeal lodged.
New Barns Farm, Cambridge Road, Conington	S/02541/19	Prior Notification	4	0	0	4	-
99 Whitwell Way, Coton	S/01019/18	Outline	1	-	-	-	Superseded by 21/02685/OUT, see Figure 20.
Land to the rear of 316 High Street, Cottenham	S/00891/18	Full	1	0	0	1	-
Land adjacent to Setbroad Farm, Oakington Road, Cottenham	S/01588/20	Prior Notification	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
64 Histon Road, Cottenham	S/01930/19	Outline	1	0	0	1	-
Land at the back of 69 Rooks Street, Cottenham	S/02575/20	Full	1	0	0	1	-
113 Histon Road Cottenham	S/02599/20	Full	0	0	0	0	-
Land rear of 160 Histon Road, Cottenham	S/02751/20	Full	1	0	0	1	-
144 - 146 Histon Road, Cottenham	S/01987/21	Full	1	0	0	1	-
Lingwood Farm, Smithy Fen, Cottenham	S/03460/20	Prior Notification	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Lingwood Farmhouse, Lingwood Farm, Smithy Fen, Cottenham	S/03672/19	Prior Notification	1	0	0	1	-
Unit F2, Broad Lane Industrial Estate, Broad Lane, Cottenham	S/03703/19	Full	9	0	0	9	-
Fenleigh Farm, Smithy Fen, Cottenham	S/04529/20	Prior Notification	2	0	0	2	-
Clopton Farm, Lower Road, Croydon	S/02581/11	Full	2	0	0	2	-
Land st Brickyard Farm, Lower Road, Croydon	S/02614/20	Full	1	0	0	1	-
Croydon Hill Farmhouse, Croydon Hill, Croydon	S/04407/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Duck End Farm, Park Lane, Dry Drayton	S/01061/18	Full	1	-	-	-	Superseded by 21/02913/FUL, see Figure 20.
Land West of Casa De Foseta, St Neots Road, Dry Drayton	S/01180/20	Reserved Matters	1	0	0	1	-
Land to the West of Casa De Foseta, St. Neots Road, Dry Drayton	S/01524/16	Outline	2	-	-	-	No reserved matters application submitted so lapsed.
19 Park Street, Dry Drayton	S/01313/18	Full	0	-	-	-	Unable to identify material start therefore assume lapsed.
Rectory Farm, New Road, Dry Drayton	S/01635/20	Prior Notification	1	0	0	1	-
Scotland Farm, Scotland Road, Dry Drayton	S/03013/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land adjacent to 31 Blakeland Hill, Duxford	S/01639/19	Outline	1	0	0	1	-
Barn at Browns Farm, Boxworth Road, Elsworth	S/00644/19	Prior Notification	1	0	0	1	-
Agricultural Building at Pitt Dene Farm, Elsworth	S/01955/19	Prior Notification	3	0	0	3	-
Barn 2, Pitt Dene Farm, Elsworth	S/03882/19	Prior Notification	2	0	0	2	-
Land to the rear of 32 High Street, Fen Ditton	S/01287/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
52, High Street, Fen Ditton	S/02614/17	Full	0	-	-	-	Unable to identify material start therefore assume lapsed.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
30 Cootes Lane, Fen Drayton	S/00031/20	Full	0	0	0	0	-
Ridgeleys Farm, High Street, Fen Drayton	S/01412/07	Full	4	0	0	4	-
51 Middleton Way, Fen Drayton	S/01494/19	Full	3	0	0	3	-
Land to the rear of 31 Cootes Lane, Fen Drayton	S/01819/20	Full	1	0	0	1	-
Land to the rear of 47 Middleton Way, Fen Drayton	S/01949/18	Full	1	-	-	-	Lapsed. Subsequent application 21/05273/FUL pending.
4 Mill Road, Fen Drayton	S/03609/16	Full	1	0	0	1	-
4 Cootes Lane, Fen Drayton	S/04163/19	Outline	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land North-East of 8 High Street, Foxton	S/01102/99	Full	2	1	0	1	One dwelling was completed in 2007, and there has been no progress since, therefore the second dwelling is included in this figure as its not started.
Everglades, Cambridge Road, Foxton	S/02613/20	Reserved Matters	2	0	0	2	-
Land to the rear of 59 Fowlmere Road, Foxton	S/01761/18	Outline	1	-	-	-	Superseded by 21/01938/REM, see Figure 20.
69 Station Road, Foxton	S/01787/20	Full	1	0	0	1	-
Land adjacent to 62a Fowlmere Road, Foxton	S/02181/19	Reserved Matters	2	0	0	2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Barn at Moores Farm, Fowlmere Road, Foxton	S/03934/20	Full	2	0	0	2	-
Pennwood, Long Lane, Fowlmere	S/03709/18	Full	1	0	0	1	-
40 Pierce Lane, Fulbourn	S/00126/20	Full	0	0	0	0	-
6 Pierce Lane, Fulbourn	S/02833/20	Full	5	0	0	5	-
20-24 Pierce Lane, Fulbourn	S/01302/20	Full	1	0	0	1	-
2 Pierce Lane, Fulbourn	S/01524/18	Full	6	0	0	6	-
Unit 1 The Stables, off Teversham Road, Fulbourn	S/01608/19	Prior Notification	1	0	0	1	-
1A Impetts Lane, Fulbourn	S/01822/20	Full	1	0	0	1	-
Barnsbury House, Coxs Drove, Fulbourn	S/02450/20	Full	0	0	0	0	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Rear of the Six Bells, 9 High Street, Fulbourn	S/03834/19	Full	1	0	0	1	-
5 Dogget Lane, Fulbourn	S/04557/18	Full	1	0	0	1	-
12 Little Heath, Gamlingay	S/01367/20	Full	0	0	0	0	-
Crooked Billet Farm, Fullers Hill, Gamlingay	S/01731/20	Full	0	0	0	0	-
The Barn, Drove Road Gamlingay	S/01905/20	Full	2	0	0	2	-
Land to the West of Shenandoah, Park Lane, Gamlingay	S/05022/20	Outline	1	0	0	1	-
Land South West of Home Farm Cottage, Little Heath, Gamlingay	S/04542/20	Reserved Matters	2	0	0	2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land to rear of 18 Church Lane, Girton	S/00987/19	Full	1	0	0	1	-
Land at the rear of 33 Pepys Way, Girton	S/01348/20	Full	1	0	0	1	-
1 Thornton Road, Girton	S/01788/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
Land rear of 65 High Street, Girton	S/02048/19	Full	2	0	0	2	-
89 and 89a Cambridge Road, Girton	S/03220/18	Full	2	-	-	-	Lapsed. Superseded by alternative application 21/05422/HFUL.
Land at 56, Girton Road, Girton	S/03315/19	Outline	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Three Tuns, 75 High Street, Great Abington	S/00432/19	Full	1	0	0	1	-
Land at 34 South Road, Great Abington	S/00545/19	Outline	1	0	0	1	-
5 Chalky Road, Great Abington	S/01233/19	Outline	1	0	0	1	-
Land at 9 Chalky Road, Great Abington	S/02412/20	Outline	1	0	0	1	-
Land on the West Side of 40 South Road, Great Abington	S/02990/20	Outline	1	0	0	1	-
Land on the East Side of 40 South Road, Great Abington	S/03244/20	Outline	1	0	0	1	-
Land adjacent to 19 South Road, Great Abington	S/04104/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
48 North Road, Great Abington	S/04483/19	Outline	1	0	0	1	-
Land between 2 and 4 High Street, Great Eversden	S/00805/18	Full	1	0	0	1	-
Bridgefoot Farm, Barley Road, Flint Cross, Great and Little Chishill	S/02307/20	Prior Notification	1	0	0	1	-
Bridgefoot Farm, Barley Road, Flint Cross, Great and Little Chishill	S/04466/20	Full	1	0	0	1	-
Reed House, 1 London Road, Great Shelford	S/00108/19	Full	1	0	0	1	-
150 Cambridge Road, Great Shelford	S/01781/19	Full	4	0	0	4	-
6 Tunwells Lane, Great Shelford	S/03056/19	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Beechwood House, 197 Hinton Way, Great Shelford	S/03143/20	Full	1	0	0	1	-
3 Mingle Lane, Great Shelford	S/03656/20	Full	0	0	0	0	-
White Hill Farm Barn, Granhams Road, Great Shelford	S/05119/20	Prior Notification	1	0	0	1	-
29 Frog End, Great Wilbraham	S/00912/19	Full	1	0	0	1	-
23 Pound Green, Guilden Morden	S/00400/18	Full	1	0	0	1	-
Barn 1 Rectory Farm, New Road, Guilden Morden	S/01744/19	Prior Notification	1	0	0	1	-
Land at 13 Trap Road, Guilden Morden	S/02183/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Cold Harbour Farm, Ashwell Road, Guilden Morden	S/02812/20	Prior Notification	1	0	0	1	-
Barn 2, Rectory Farm, New Road, Guilden Morden	S/03030/19	Prior Notification	1	0	0	1	-
Valley Farm, 49 New Road, Guilden Morden	S/03477/20	Prior Notification	1	0	0	1	-
43 Fox Hill Road, Guilden Morden	S/03800/20	Full	1	0	0	1	-
Cold Harbour Farm, The Hay Barn, Ashwell Road, Guilden Morden	S/03869/20	Full	2	0	0	2	-
Land to the East of 13 Trap Road, Guilden Morden	S/04519/19	Outline	7	0	0	7	-
44, Main Street, Hardwick	S/02935/15	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
277 St Neots Road, Hardwick	S/04485/20	Full	1	0	0	1	-
83 High Street, Harlton	S/02428/21	Full	1	0	0	1	-
54 Eversden Road, Harlton	S/01452/19	Full	1	0	0	1	-
Lordsbridge Farm, Cambridge Road, Harlton	S/01465/19	Full	0	0	0	0	-
Land to the South of Roebourne House, 11 Royston Road, Harston	S/00774/09	Reserved Matters	1	-	-	-	Unable to identify material start therefore assume lapsed.
Land to the rear of 106 High Street, Harston	S/00916/18	Full	1	-	-	-	Superseded by 21/00960/FUL, see Figure 20.
Church Street Stores, 21 Church Street, Haslingfield	S/00611/18	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Grove Farm, Harlton Road, Haslingfield	S/01552/20	Full	2	0	0	2	-
58 Broad Lane, Haslingfield	S/01955/20	Full	1	0	0	1	-
Workshop and Premises, 1 River Lane, Haslingfield	S/03205/20	Prior Notification	1	0	0	1	-
The Village Hall, Church Road, Hauxton	S/00567/18	Full	1	-	-	-	Lapsed. Subsequent application 21/00171/FUL refused and appeal lodged.
45 Church Road, Hauxton	S/02823/20	Full	0	0	0	0	-
Ruboic, The Flint, Newmarket Road, Heydon	S/01692/14	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
87 Highfields Road, Highfields Caldecote	S/00243/19	Outline	2	0	0	2	-
Land to the West of Casa De Foseta, St Neots Road, Highfields Caldecote	S/00925/19	Reserved Matters	1	0	0	1	-
Land to the West of Casa De Foseta, St Neots Road, Highfields Caldecote	S/01370/19	Reserved Matters	1	0	0	1	-
Land to the West of Casa De Foseta, St Neots Road, Highfields Caldecote	S/02451/19	Reserved Matters	1	0	0	1	-
28 Highfields Road, Highfields Caldecote	S/01923/20	Full	2	0	0	2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
121 Highfields Road, Highfields Caldecote	S/02553/20	Full	1	0	0	1	-
4 Elm Cottages, High Street, Hildersham	S/02259/20	Full	1	0	0	1	-
1 Garden Walk, Histon	S/00623/18	Outline	2	-	-	-	Superseded by 21/02290/OUT, see Figure 20.
Etheldred House, Clay Street, Histon	S/01157/19	Full	-1	0	0	-1	-
130 Cottenham Road, Histon	S/01600/20	Full	1	0	0	1	-
43 St Audreys Close, Histon	S/01829/19	Full	1	0	0	1	-
Land to rear of 60 Station Road, Histon	S/02940/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land East of Cartref, Cardinals Green, Horseheath	S/01241/18	Prior Notification	1	0	0	1	-
Land to the rear of 11 Coploe Road, Ickleton	S/00312/18	Outline	1	-	-	-	No reserved matters application submitted so lapsed.
Town Farm House, Tinkers Lane, Kingston	S/04355/20	Full	2	0	0	2	-
Grange Farm, High Street, Knapwell	S/01799/20	Full	-1	0	0	-1	-
4 Waterbeach Road, Landbeach	S/00764/19	Full	1	0	0	1	-
Beach Farm, Green End, Landbeach	S/03981/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Greenhill Farm, Hollow Lane, off, Cambridge Road, Linton	S/00096/98	Reserved Matters	1	0	0	1	-
24 Rivey Way, Linton	S/00206/20	Full	1	0	0	1	-
41 Back Road, Linton	S/00736/19	Outline	2	0	0	2	-
Mill House, 32 Mill Lane, Linton	S/01035/18	Full	1	0	0	1	-
Mill House, 32 Mill Lane, Linton	S/01217/18	Full	1	0	0	1	-
37 Bartlow Road, Linton	S/01892/18	Full	1	0	0	1	-
Church Farm, Church Lane, Little Eversden	S/01994/18	Full	1	0	0	1	-
Land East of 12 Church Lane, Little Eversden	S/02512/15	Full	1	0	0	1	-
26 Main Road, Little Gransden	S/01463/19	Full	0	0	0	0	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
The Annex, 1 Church Street, Little Gransden	S/02789/19	Full	1	0	0	1	-
Land South of 34 Church Street, Little Gransden	S/02958/20	Reserved Matters	1	0	0	1	-
34 Church Street, Little Gransden	S/04757/18	Full	0	-	-	-	Superseded by 21/01748/FUL, see Figure 20.
Land at Ryecroft, Station Road, Longstanton	S/00230/20	Reserved Matters	1	0	0	1	-
The Retreat, Fews Lane, Longstanton	S/00277/19	Full	1	0	0	1	-
Land rear of The Retreat, Fews Lane, Longstanton	S/02439/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Madingley Hall, The Lodge, Church Lane, Madingley	S/01030/20	Full	-1	0	0	-1	-
Summer House Cottage, Summer House Farm, New Road, Melbourn	S/04639/20	Full	0	0	0	0	-
Land adjacent to 27 Howard Road, Meldreth	S/00757/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
Former Golf Club House, Malton Golf Course, Malton Lane, Meldreth	S/02559/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land Between Burtons and West Way, Off Whaddon Road, Meldreth	S/02939/16	Full	5	0	0	5	-
Land to the rear of 30 Chiswick End, Meldreth	S/03400/20	Reserved Matters	2	0	0	2	-
Fenny Lane Farm, Fenny Lane, Meldreth	S/04418/20	Prior Notification	1	0	0	1	-
26 Butt Lane, Milton	S/01320/16	Full	4	0	0	4	-
The Black House, Chesterton Fen Road, Milton	S/03280/18	Full	2	0	0	2	-
Barns At Newton Manor House, Town Street, Newton	S/01935/20	Prior Notification	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land rear of 13, 25, 27 & 29, Harston Road, Newton	S/02079/16	Full	1	0	0	1	-
Barns at Newton Manor, Town Street, Newton	S/02385/20	Prior Notification	1	0	0	1	-
57 Longstanton Road, Oakington and Westwick	S/00994/16	Reserved Matters	1	0	0	1	-
27-29 Longstanton Road, Oakington and Westwick	S/01349/12	Full	1	0	0	1	-
47A Cambridge Road, Oakington and Westwick	S/04065/20	Full	0	0	0	0	-
Garage Site rear of 45 & 47 Meadowcroft Way, Orwell	S/04095/17	Outline	2	-	-	-	Superseded by 21/03068/FUL, see Figure 20.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
45 High Street, Over	S/01224/18	Full	5	0	0	5	-
46 Station Road, Over	S/01648/20	Full	3	0	0	3	-
Charter Cottage, Horseware, Over	S/01883/18	Full	1	0	0	1	-
Land adjacent to 65 Willingham Road, Over	S/02118/20	Full	1	0	0	1	-
Nightingales Garage, London Road, Pampisford	S/01181/20	Full	4	0	0	4	-
Land adjacent to 84 Ermine Street, Ermine Street South, Papworth Everard	S/01276/20	Full	3	0	0	3	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Queen Marys Nurses Home, 31 Church Lane, Papworth Everard	S/04140/20	Full	0	0	0	0	-
45 King Street, Rampton	S/02632/14	Full	2	0	0	2	-
Falkner Road, Sawston	S/00375/19	Outline	1	0	0	1	-
Deeping Cottage, London Road, Six Mile Bottom	S/00454/19	Full	2	0	0	2	-
Pithayes, 2 Frog End, Shepreth	S/02351/18	Full	1	0	0	1	-
Dunsbridge Cottage, Dunsbridge Turnpike, Shepreth	S/02931/20	Full	0	0	0	0	-
Land at the rear of 93 Frog End, Shepreth							-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Barns 1/2, Cherry Tree Field, Shepreth							-
Mill Green Meadow, Mill Green, Shudy Camps	S/02667/20	Full	1	0	0	1	-
Mobile Home, Mill Green Meadow, Mill Green, Shudy Camps	S/04498/19	Full	0	0	0	0	-
9 Bar Lane, Stapleford	S/01782/19	Full	1	0	0	1	-
43 London Road, Stapleford	S/04032/17	Full	1	0	0	1	-
Land Between 12 and 14 Station Road, Steeple Morden	S/01887/18	Outline	8	0	0	8	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land adjacent to 67 Station Road, Steeple Morden	S/01913/20	Prior Notification	1	0	0	1	-
8 Station Road, Steeple Morden	S/04358/20	Full	-1	0	0	-1	-
Land at 77 Station Road, Stow Cum Quy	S/00554/19	Full	2	0	0	2	-
Land North West of The Meadow, Streetly End	S/03831/19	Prior Notification	2	0	0	2	-
The Meadow, Streetly End	S/04286/19	Reserved Matters	1	0	0	1	-
100 Middle Watch, Swavesey	S/00928/19	Full	1	0	0	1	-
Land to the rear of 28-34 Station Road, Swavesey	S/01807/20	Full	2	0	0	2	-
Land to the rear of 11 School Lane, Swavesey	S/01868/17	Full	2	0	0	2	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
36 Rose and Crown Road, Swavesey	S/02499/20	Full	1	0	0	1	-
10 Boxworth End, Swavesey	S/02553/13	Full	1	0	0	1	-
Barn to rear of 126 Boxworth End, Swavesey	S/03797/17	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
New England Farm, New England Farm Road, Tadlow	S/04700/18	Prior Notification	1	-	-	-	Unable to identify material start therefore assume lapsed.
Land adjacent to 5 Tamarin Gardens, Teversham	S/03116/18	Full	1	0	0	1	-
Bacons Farmhouse, 20-24 Church Street, Thriplow	S/01678/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land adjacent to 6 Hardwick Road, Toft	S/03757/20	Full	1	0	0	1	-
Hall Farm Stables, Cambridge Road, Waterbeach	S/00252/15	Full	1	0	0	1	-
14 Bannold Road, Waterbeach	S/00565/19	Full	1	0	0	1	-
Field View Farm, Chittering Drove, Waterbeach	S/01336/19	Full	0	0	0	0	-
Site adjacent 14A Winfold Road, Waterbeach	S/01691/20	Full	1	0	0	1	-
39 Capper Road, Waterbeach	S/02431/19	Full	1	0	0	1	-
8 Pieces Court, Waterbeach	S/04066/19	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
37 Capper Road, Waterbeach	S/04153/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.
Rear of 131 Bannold Road, Waterbeach	S/04771/18	Outline	3	0	0	3	-
Mines Park, Chapel Road, Weston Colville	S/01514/19	Full	3	0	0	3	-
Spinney Hill Farm, Newton Road, Whittlesford	S/01458/19	Full	-1	0	0	-1	-
Aerodrome Service Station, 38 Royston Road, Whittlesford	S/03209/18	Full	-1	-	-	-	Lapsed. Subsequent application 21/01961/FUL withdrawn.
Alwyn Tourist Park, Willingham Road, Willingham	S/00588/19	Reserved Matters	0	0	0	0	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Land and buildings rear of Avon Fields, Haden Way, Willingham	S/01943/19	Prior Notification	1	0	0	1	-
Middle Fen Cottage, Earith Road, Willingham	S/02621/16	Full	1	0	0	1	-
Land between Shepherds Court & 29 Schole Road, Willingham	S/02760/19	Reserved Matters	8	0	0	8	-
Woodhall Farm, Earith Road, Willingham	S/03018/19	Prior Notification	1	0	0	1	-
Tempus Court, Fen End, Willingham	S/03623/19	Full	2	0	0	2	-
Land Adjacent 167 Station Road, Willingham	S/04080/20	Full	1	0	0	1	-

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
17- 19A Green Street, Willingham	S/04529/19	Reserved Matters	2	0	0	2	-
Land on the East Side 12 Short Lane, Willingham	S/03989/20	Outline	1	0	0	1	-
Slawek Farm, West Fen Road, Willingham							-
33 Earith Road, Willingham							-
15A High Street, Willingham	S/04934/20	Full	1	0	0	1	-
71 Cambridge Road, Wimpole	S/03706/18	Full	1	-	-	-	Unable to identify material start therefore assume lapsed.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2021 (net number of dwellings)	Under Construction at 31 March 2021 (net number of dwellings)	Not Started at 31 March 2021 (net number of dwellings)	Comments
Total	**-**	**-**	**335**	**1**	**0**	**296**	**A lapse rate of 10% for non-delivery has been applied, therefore 266 dwellings anticipated from these sites.**

Figure 20: South Cambridgeshire – Small Sites of 9 dwellings or less with planning permission approved between 1 April and 31 December 2021

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
97 High Street, Balsham	21/02724/FUL	Full	1
Land adjacent to 9 Back Lane, Barrington	21/02099/FUL	Full	1
Church Meadows, Haslingfield Road, Barrington	21/00883/FUL	Full	1
Barns Adjacent To 20 West Green, Barrington	21/01146/FUL	Full	1
Land at 14 South End, Bassingbourn cum Kneesworth	21/00177/FUL	Full	1
Land adjacent to 10 The Causeway, Bassingbourn cum Kneesworth	21/03355/FUL	Full	2
35 Knutsford Road, Bassingbourn cum Kneesworth	21/00759/FUL	Full	5
32 High Street, Bassingbourn cum Kneesworth	S/4137/19/FL	Full	4
Land at the Back of 20 West Drive, Highfields Caldecote	21/00677/OUT	Outline	1
34 East Drive, Highfields Caldecote	21/00488/OUT	Outline	1
Land at Damms Pastures, Highfields Caldecote	20/05053/FUL	Full	1
Burr Elm Court, Main Street, Caldecote	21/03430/PRI03O	Prior Notification	5

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land at the back of 4 And 6 East Drive, Highfields Caldecote	20/04702/OUT	Outline	2
Barn adjacent Mascals Barn, Olmstead Green, Castle Camps	21/03260/PRI03Q	Prior Notification	1
1 Park Lane, Castle Camps	21/03200/FUL	Full	1
23 Brockholt Road, Caxton	20/03306/FUL	Full	2
30 Bourn Road, Caxton	21/02839/CLUED	Certificate of Lawful Development - Change of Use	0
The Travellers Rest, Ely Road, Chittering	21/00033/FUL	Full	6
188 Barton Road, Comberton	21/00397/FUL	Full	0
Land adjacent to 40 West Street, Comberton	20/05283/FUL	Full	2
38 South Street, Comberton	21/04205/FUL	Full	0
99 Whitwell Way, Coton	21/02685/OUT	Outline	1
Land at and to the Rear of 24 High Street, Coton	20/02161/FUL	Full	3
Haelan Field, Twentypence Road, Cottenham	20/04408/PRI03Q	Prior Notification	2
Land North West of 15 Orchard Close, Cottenham	21/01023/OUT	Outline	1
46 Pettitts Lane, Dry Drayton	21/01982/FUL	Full	0
Land at Duck End Farm, Park Lane, Dry Drayton	21/02913/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Duxford United Reformed Church, Chapel Street, Duxford	21/04157/FUL	Full	2
14 Church Lane, Elsworth	21/00569/FUL	Full	1
Elm Lodge, Meadow Drift, Elsworth	21/02515/FUL	Full	1
Barn at Browns Farm, Boxworth Road, Elsworth	21/04671/PRIOR	Prior Notification	2
Greenhouse Farm Bungalow, Newmarket Road, Fen Ditton	21/01007/FUL	Full	-1
Land to the rear of 27 Cootes Lane, Fen Drayton	20/05286/FUL	Full	1
4 Cootes Lane, Fen Drayton	20/05369/FUL	Full	2
Land R/o 27 Cootes Lane, Fen Drayton	21/00275/FUL	Full	1
Land South East of 51 Middleton Way, Fen Drayton	21/03511/FUL	Full	1
Mill Farm, Fowlmere Road, Fowlmere	20/03105/FUL	Full	1
Land to the rear of 1 Westfield Road, Fowlmere	21/00447/REM	Reserved Matters	1
59 Fowlmere Road, Foxton	21/01938/REM	Reserved Matters	1
5 Pierce Lane, Fulbourn	20/02768/HFUL	Full	1
Land rear of The Six Bells, 9 High Street, Fulbourn	20/03763/FUL	Full	1
40 Pierce Lane, Fulbourn	20/04688/FUL	Full	1
7A, B & C Mill Street, Gamlingay	20/02252/FUL	Full	2
Woodview, Potton Road, Mill Hill, Gamlingay	21/02118/PRI03Q	Prior Notification	2

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
The Agricultural Building, Drove Road, Gamlingay	21/02300/FUL	Full	2
Land at 53 Church Street, Gamlingay	21/01621/FUL	Full	1
Woodview Farm, Potton Road, Mill Hill, Gamlingay	21/03686/FUL	Full	1
Land adjacent to Rose Villa, Little Heath, Gamlingay	21/04014/FUL	Full	1
Land rear of 8 Little Heath, Gamlingay	21/04696/FUL	Full	1
The Old Piggery, Little Heath, Gamlingay	21/02946/FUL	Full	0
56 Girton Road, Girton	21/01008/FUL	Full	1
Land rear of Strawberry Farm, Pampisford Road, Great Abington	S/3387/19/RM	Reserved Matters	8
44C North Road, Great Abington	20/04660/FUL	Full	1
22 South Road, Great Abington	21/01813/FUL	Full	1
62 North Road, Great Abington	21/02437/FUL	Full	1
Land adjacent to 54 North Road, Great Abington	21/03163/FUL	Full	1
Land between 39 - 40 South Road, Great Abington	21/03256/FUL	Full	1
The Manse, 7 Barley Road, Great and Little Chishill	21/01375/FUL	Full	0
Land at 17B High Street, Great Eversden	21/00476/OUT	Outline	1
46 Woollards Lane, Great Shelford	21/02067/FUL	Full	1
Land at the rear of 33 Westfield Road, Great Shelford	21/03116/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land adjacent 33 Macaulay Avenue, Great Shelford	21/04408/FUL	Full	1
Barn 1 on Land North of 23 Pound Green, Guilden Morden	20/03801/FUL	Full	1
1 New Road, Guilden Morden	20/04834/FUL	Full	1
Barn A, Land North West of Willow Barn, Pound Green, Guilden Morden	21/03987/PRIOR	Prior Notification	1
Barn B, Land North West of Willow Barn, Pound Green, Guilden Morden	21/03988/PRIOR	Prior Notification	1
Barn 2 on Land North of 23 Pound Green, Guilden Morden	21/02022/FUL	Full	1
Orchard Cottage, 15 Dubbs Knoll Road, Guilden Morden	21/03250/FUL	Full	1
37 Cambridge Road, Hardwick	21/00869/FUL	Full	0
303 St Neots Road, Hardwick	20/04463/FUL	Full	1
Land in front of 277 at Neots Road, Hardwick	21/03961/FUL	Full	1
83 High Street, Harlton	21/02428/FUL	Full	1
106 High Street, Harston	21/00960/FUL	Full	1
Beech Farm, Church Street, Harston	21/00576/PRI03Q	Prior Notification	5
19 Queens Close, Harston	20/05282/FUL	Full	1
Frog End Farm, Barton Road, Haslingfield	21/02945/PRI03Q	Prior Notification	1
1 River Lane, Haslingfield	21/00294/FUL	Full	0
67 New Road, Haslingfield	21/04292/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Westfield Farm Barn, Cambridge Road, Hauxton	21/01194/PRI03Q	Prior Notification	1
65 Park Lane, Histon	21/01006/FUL	Full	0
1 Garden Walk, Histon	21/02290/OUT	Outline	3
Land at Limberhurst Court, Haverhill Road, Horseheath	21/02788/FUL	Full	1
12 Frogge Street, Ickleton	21/03276/FUL	Full	-1
2 & 4 Doctors Close, Impington	S/4466/19/FL	Full	1
Impington Farmhouse, Cambridge Road, Impington	21/04880/PRIOR	Prior Notification	-1
Kingston Pastures Farm, Old Wimpole Road, Kingston	20/02114/OUT	Outline	5
Grasshopper Park Fisheries, The Lodge, Ely Road, Landbeach	21/00876/FUL	Full	0
The Lodge, Grasshopper Park Fisheries, Ely Road, Landbeach	21/03124/PRI03Q	Prior Notification	3
Offices, Grasshopper Park Fisheries, Ely Road, Landbeach	21/03125/PRI20Z	Prior Notification	4
Old Crown House, 44 High Street, Little Abington	21/04041/PRIOR	Prior Notification	1
Plough Corner, 3 High Street, Little Eversden	21/00032/FUL	Full	4
12 Church Lane, Little Eversden	20/04627/FUL	Full	1
6 Bucks Lane, Little Eversden	21/02073/FUL	Full	0
34 Church Street, Little Gransden	21/01748/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Clare College Farm, Huntingdon Road, Lolworth	21/02731/PRI03Q	Prior Notification	2
Avalon, Station Road, Longstanton	21/01977/FUL	Full	0
Land At the Retreat, Fews Lane, Longstanton	20/05101/FUL	Full	1
7-9 Station Road, Melbourn	21/02127/FUL	Full	4
11 Portway, Melbourn	20/01628/FUL	Full	1
Former Scrapyard, Chiswick End, Meldreth	20/05059/FUL	Full	1
Land South West of 31 Whitecroft Road, Meldreth	21/01443/REM	Reserved Matters	9
Land rear of 49 Cambridge Road, Milton	21/04301/FUL	Full	3
Poplar Farm, Dry Drayton Road, Oakington and Westwick	21/01602/PRI03Q	Prior Notification	2
Former Garage Site, Meadowcroft Way, Orwell	21/03068/FUL	Full	4
16 New Road, Over	20/05178/FUL	Full	2
Land adjacent of 1 Longstanton Road, Over	21/02587/FUL	Full	3
23 Station Road, Over	21/01072/FUL	Full	1
2 Bourne House, 206B Church Lane, Papworth Everard	21/01741/FUL	Full	2
24 Ridgeway, Papworth Everard	21/03709/FUL	Full	0
4 Vinter Close, Papworth Everard	21/02893/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Land at the back of 8 The Green, Rampton	21/03302/OUT	Outline	2
Land on the North Side Of 121 Old Forge Way, Sawston	21/00319/FUL	Full	1
48 Springfield Road, Sawston	21/01873/FUL	Full	1
Chalk Hill, Haverhill Road, Stapleford	21/02851/FUL	Full	0
54 Station Road, Stow Cum Quy	21/04422/FUL	Full	1
48 Middle Watch, Swavesey	20/04286/FUL	Full	1
121 Middle Watch, Swavesey	20/03379/FUL	Full	1
19 Wallmans Lane, Swavesey	21/00858/FUL	Full	1
Land adjacent to 26 Taylors Lane, Swavesey	21/00955/FUL	Full	1
Thriplow Farm, Brook Road, Thriplow	21/01525/FUL	Full	1
Land rear of 6 Hardwick Road, Toft	21/01919/FUL	Full	1
95 Bannold Road, Waterbeach	20/03370/OUT	Outline	4
Joist Farm, Long Drove, Waterbeach	21/03027/PRI03Q	Prior Notification	2
Annexe, The Meadow, Streetly End	21/01600/PRI03Q	Prior Notification	1
Garage plot to north of 14 Horseshoes Lane, Weston Colville	20/02593/OUT	Outline	1
Ivy House, The Green, Weston Colville	21/00187/FUL	Full	4
154 Bridge Street, Whaddon	21/03786/FUL	Full	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)
Factory, 84 Duxford Road, Whittlesford	20/02881/FUL	Full	7
33 Earith Road, Willingham	20/04765/FUL	Full	1
Alwyn Tourist Park, Willingham Road, Willingham	20/03245/CLUED	Certificate of Lawful Development - Change of Use	1
Land East of Merton Lodge, 11 Silver Street, Willingham	20/04113/FUL	Full	1
2 Tibbitts Farm, Meadow Road, Willingham	21/01820/PRI03Q	Prior Notification	2
Land North East of 155 Rampton Road, Willingham	21/02578/PRI03Q	Prior Notification	2
Land to the East of 19 High Street, Willingham	21/01952/FUL	Full	1
The Piggery, Haden Way, Willingham	S/2442/19/FL	Full	1
Land to the south of 11 Earith Road, Willingham	20/01384/OUT	Outline	4
TOTAL	**-**	**-**	**211** **A lapse rate of 10% for non-delivery has been applied, therefore 189 dwellings anticipated from these sites.**